



## Single Storey Villa With Garden



### Agenten-Info

|                         |   |
|-------------------------|---|
| Name:                   | David Evans   |
| Name der Firma:         | Cle France Ltd  |
| Land:                   | Vereinigtes Königreich  |
| Erfahrung seit:         |   |
| Art der Dienstleistung: | Immobilien verkaufen  |
| Spezialgebiete:         |   |
| Art der Immobilie:      | Wohnungen, Häuser   |
| Telefon:                | +44 (1440) 820-358  |
| Sprachen:               | English, French   |
| Webseite:               | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Anzeigen-Details

|                |               |
|----------------|---------------|
| Immobilie für: | Kaufen        |
| Preis:         | USD 236,839.3 |

#### Standort

|                       |                  |
|-----------------------|------------------|
| Land:                 | Frankreich       |
| Staat/Region/Provinz: | Pays de la Loire |
| Stadt:                | Les Brouzils     |
| Postleitzahl:         | 85260            |
| Veröffentlicht:       | 07.10.2024       |

#### Beschreibung:

Single-storey house of 90 m<sup>2</sup>, located on a plot of 537 m<sup>2</sup>. It offers a spacious living room of 37 m<sup>2</sup> including a new fitted and equipped kitchen, a lounge area and a dining room, all giving access to a terrace and a laundry room. The night area has three bedrooms of 10 to 11 m<sup>2</sup>, one of which has been recently renovated. You will also find a separate toilet with washbasin, as well as a large shower room of 7 m<sup>2</sup>.

A garage of 17 m<sup>2</sup> with false attic, as well as an outdoor shed complete the set to offer additional storage space.

This house has recently benefited from work: new kitchen, installation of a double flow CMV, new radiators, and redone painting in the living room.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.



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The department of Vendee is in the region of Pays de la Loire with the neighbouring Deux Sevres and Vienne departments set in the region of Poitou-Charentes.

Vendee is bordered by Deux Sevres to the west, Loire Atlantique and Maine et Loire to the north and Charente Maritime in the south. The Atlantic coast is to the east. The local culture is quite interesting if not similar to that of Deux Sevres, Maine et Loire and Brittany.

The department is the second most popular tourist area in France when it comes to the number of visitors, so B&B and Gite businesses are a good idea for instance. Rental opportunities are high in this area and property prices are reasonable.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Allgemein

|                   |                    |
|-------------------|--------------------|
| Schlafzimmer:     | 3                  |
| Badezimmer:       | 1                  |
| Grundstücksgröße: | 537 m <sup>2</sup> |

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX6.159.920



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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