



## Contemporary Detached House with Covered Swimming pool

### اطلاعات مشاور املاک

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Cle France Ltd	نام شرکت:
United Kingdom	کشور:
Experience	تجربه:
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### توضیحات آگهی

فروش  
EUR 295,000  
آگهی برای:  
قیمت:

### اطلاعات مکانی

کشور:  
استان:  
شهر:  
کد پستی:  
تاریخ آگهی:  
توضیحات:  
France  
Pays de la Loire  
Chavagnes-en-Paillers  
85250  
2024/11/25

REDUCED in price - Charming contemporary house of 118 m2, built in 2020 and compliant with RT 2012 standards. Located in a corner of a subdivision, it benefits from land of 575 m2 not overlooked.

- Ground floor: you will find a beautiful living space of 35 m2 including a fully fitted and equipped kitchen, a dining room and a living room. This space can be enlarged by opening it onto a 6 m2 entrance with cupboards and a modern metal staircase. You will also discover a master suite with bathroom and dressing room, a separate toilet and a laundry room giving access to a 20 m2 garage.

- Upstairs: a hallway serves four bedrooms of 9.3 to 9.7 m2, as well as a bathroom with walk-in shower and WC. The partitions between the rooms allow you to personalise the floor according to your needs.

- Outside: enjoy a beautiful heated swimming pool with an 8x4 meter dome and a corner terrace extended by the day area, accessible through two bay windows.

The advantages:

- No work required, house under ten-year guarantee until 2030, built entirely by craftsmen and project



managers (invoices and guarantees available).

- Garage of 20 m<sup>2</sup> with complete false attic and service door leading to the terrace.

- Underfloor heating by heat pump.

- Aluminum double glazing openings.

- Drainage sanitation up to standards.

- Tarmac driveway at the front of the house with side passage to the rear, offering the possibility of adding a carport or expanding.

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.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)



## اطلاعات عمومی

5 اتاق خواب:  
2 اتاق خواب:  
575 متر زیر بنا:

## Utility details

بله Heating:

## Building details

Pool Outdoor Amenities:

## Lease terms

Date Available:

## Contact information

IX6.414.349 IMLIX ID:

