



## Single Storey Villa With Garden



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 331,037.65

### Location

Country:	France
State/Region/Province:	Pays de la Loire
City:	La Bruffiere
ZIP code:	85530
Posted:	Jul 22, 2024

### Description:

Recent single storey house in a quiet, cul-de-sac street near the centre, including a living room with kitchen of 58 m2. laundry room, corridor, toilet, bathroom, 3 bedrooms from 10.50 to 12 m2. On the mezzanine floor with an office space and games room.

2 car garage, adjoining stone cellar of 16 m2 with attic, wooden shed, old prefabricated garage of 20 m2.

Enclosed garden with trees with automated access gate and double terrace.

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.

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.

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Condition: Good

### **Common**

Bedrooms: 3  
Bathrooms: 1  
Lot Size: 1002 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.930.069

