

Two semi-detached houses of 63 and 46 m , close to the Atlantic coast.

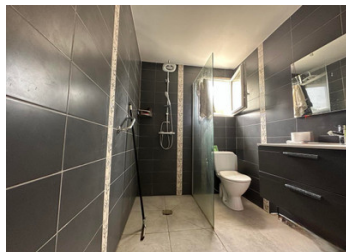
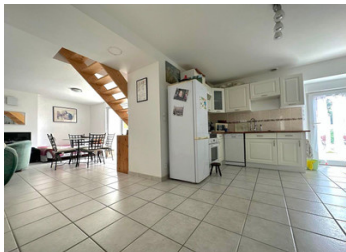


INFORMATION

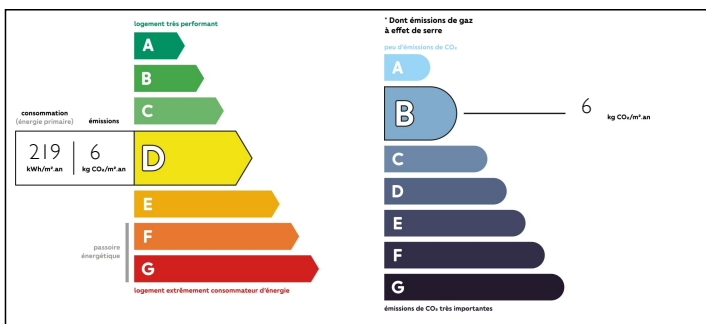
Town:	Bouin
Department:	Vendée
Bed:	3
Bath:	2
Floor:	109 m2
Plot Size:	345 m2

IN BRIEF

I'm offering two properties in the center of Bouin, an ideally located commune close to all amenities. The main property of 63m2 comprises: First floor: 9.15m2 fitted kitchen opening onto 24m2 dining room with pellet fireplace. First floor: Large bedroom (17.75m2) with bathroom and WC (5 m2). A 19.54m2 garage adjoining the house, with electric gate at the front and manual gate at the back for access to the garden and second property. This 46m2 single-storey property comprises two bedrooms (10.26 and 12.23m2), a 15.33m2 living room with fitted kitchen, and a 3.40m2 bathroom with WC. A second 13.88m2 garage on the plot. Both properties have a terrace and are not overlooked.

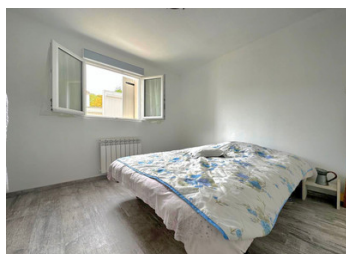


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

In the commune of BOUIN, you'll find a bakery, bar-tobacco shop, health center, restaurant, hairdressers, pharmacy, mini-market and schools.

It's 25 km from Pomic, 35 min from Noirmoutier, and close to nearby beaches and ports, where you can walk or cycle in complete peace and quiet. If you love peace and quiet, shellfishing and cycling, this is the house for you.

- semi-detached main house
- well connected to both houses
- Great potential

(Approximate surface area)

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 900 EUR

NOTES