

## 1 to 2 bedroom apartments to 2 to 4 bedroom semi detached house in La Roche sur Yon



## INFORMATION

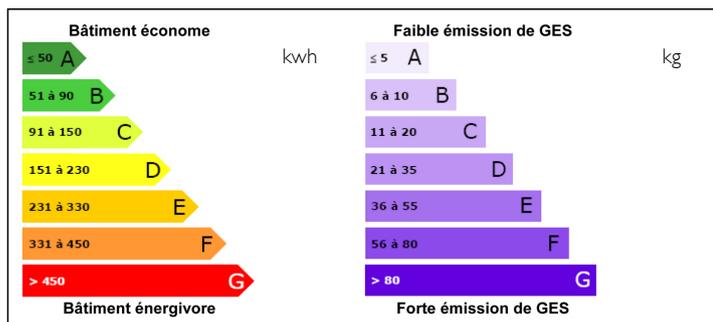
Town:	La Roche-sur-Yon
Department:	Vendée
Bed:	3
Bath:	1
Floor:	83 m <sup>2</sup>
Plot Size:	101 m <sup>2</sup>



## IN BRIEF

Beautiful complex in a great location. BY CAR • Parc de l'Étang has access to the A87, 2.2 km away and is located 41.2 km from Les Sables-d'Olonne and 74 km from Nantes BY PUBLIC TRANSPORT BUS • "Dervieux" stop opposite the construction – line 3 serving in 25 min La Roche-sur-Yon station TRAIN • La Roche-sur-Yon station 4.1 km connecting to Nantes station in 52 min PLANE • Nantes Atlantique Airport 75 km via the D937

## 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

These properties are located in the Bourg-sous-La Roche , a 5-minute drive from the city center of La Roche-sur-Yon. It offers the unique advantage of being both in the city and close to the countryside, making it a charming project that enjoys the tranquility of a protected natural site and a water feature. This provides an ideal quality of life for both young and old.

Location of the residence:

- City center: 5 minutes by car
- Market Square: 7 minutes by car
- Supermarket: 5 minutes by car
- South Avenue Shopping Center: 5 minutes by car
- Flora-Tristan Kindergarten: 10 minutes by car
- Pont Boileau Primary School: 5 minutes by car
- Sainte-Thérèse des Jaulnières Private School: 6 minutes by car
- Auguste-et-Jean-Renoir Middle School: 7 minutes by bike
- Richelieu Private Middle School: 4 minutes by bike
- Rosa Parks Comprehensive High School: 12 minutes by bike
- La Courtaisière University Campus: 6 minutes by car
- Vendée Departmental Hospital: 5 minutes by car
- Benjamin-Rabier Library: 6 minutes by car
- Le Manège Theater: 6 minutes by car
- Le Fuzz'Yon Contemporary Music Venue: 8 minutes by car
- Cinéville Cinema: 12 minutes by car
- Rivoli Sports Complex: 6 minutes by car
- Arago Aquatic Complex: 10 minutes by car

## NOTES

Designed by the EG2A agency, the contemporary architectural design of the residence is characterized by refined simplicity, contributing to the overall urban renewal in the municipality. The building consists of 3 levels with a thoughtfully measured height. It is adorned with two shades of light plaster and stone...