

## Superb property with heated pool in Saint Jean de Monts

EXCLUSIVE

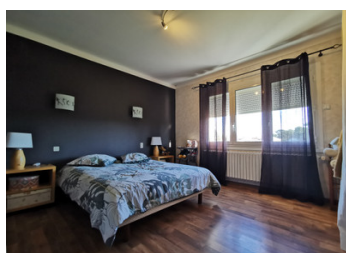


## INFORMATION

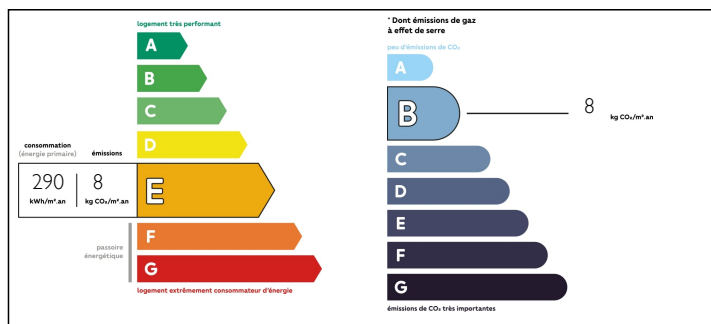
Town:	Saint-Jean-de-Monts
Department:	Vendée
Bed:	3
Bath:	2
Floor:	163 m2
Plot Size:	2362 m2

## IN BRIEF

This superb property is located in a peaceful area of Saint Jean de Monts with shops nearby. It is located 45 minutes from Nantes, 15 minutes from the St Gille SNCF station and 55 minutes from the La Roche Sur Yon SNCF station, 6 minutes from the beaches and offers access to the forest in 5 minutes.



## 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

Beautiful house from the 1950s, located 6 minutes from the beach in a peaceful area of Saint Jean de Monts.

This property offers secure access via electric gate with camera.

It comprises a beautiful entrance, a large living room, dining room, kitchen, 3 large bedrooms, bathroom, shower room, 2 toilets, office, laundry room, double garage, a spacious convertible workshop, a kennel and a chicken coop.

It benefits from a heated swimming pool, salt filtration, 11m x 5m, a well supplying the entire house, a new pellet boiler, double-glazed aluminum windows, a fireplace, and a large terrace with awning.

The whole on a beautiful park of 2362 m<sup>2</sup>.

A superb property to discover.

-----

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

## LOCAL TAXES

**Taxe foncière: 2100 EUR**

## NOTES