

Brand new 2 bedroom bungalow, 2.3 Km from the beach.

EXCLUSIVE



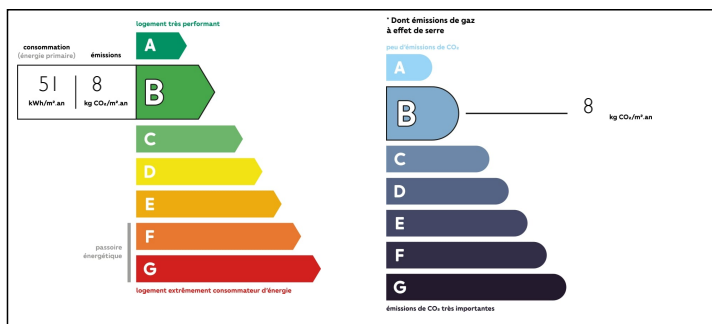
INFORMATION

| | |
|-------------|---------------------|
| Town: | Saint-Jean-de-Monts |
| Department: | Vendée |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 69 m2 |
| Plot Size: | 105 m2 |

IN BRIEF

This development is located on the border of the Pays de Monts forest at 2.3 km of the famous beach of the Demoiselles and is inspired by traditional vendee architecture and is landscape with over 200 trees and a large green common area. The property benefits from a private garden and parking.

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

The house comprises :

Lounge 23.67 m²

Kitchen 12.12 m²

Bedroom 1 11.63 m²

Bedroom 2 10.93 m²

Comfort and security :

Electric roller shutters.

Gaz hot water and central heating system.

Thermal insulation RT 2012

Phone and internet Socket RJ45 in the living room and all bedrooms, TV socket in the lounge and bedroom 1

Tiled floor on the ground floor (40x40) and PVC floor on the first floor.

All walls and ceiling are painted white.

White UPVC doors and windows.

NOTES

All shops and services are located within a 3kms radius: mairie, market, night market (Demoiselles beach), cinema, 2 supermarket offering drive service. Schools, nursery schools less than 4 kms away with a bus stop outside the development.

A83 and A86 at 66 kms.

Nantes Airport 55mns

Nautic base 4,7 kms

Golf 5 kms

Hippodrome 9 kms

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