

Become the owner of a new T3 apartment in the heart of La Roche sur Yon.



## INFORMATION

Town:	La Roche-sur-Yon
Department:	Vendée
Bed:	3
Bath:	2
Floor:	78 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Move into this 78 m<sup>2</sup> apartment in the LE CLOS DU HARRAS residence in La Roche-sur-Yon, close to all amenities. Features: 6.45 m<sup>2</sup> entrance hall, 23.65 m<sup>2</sup> living room (lounge/living room, kitchen), 2 bedrooms (13.30 and 10.06 m<sup>2</sup>) with fitted closets, one with 5.56 m<sup>2</sup> terrace, third bedroom with 2.14 m<sup>2</sup> shower room, with terrace access. and a second bathroom of 5.29 m<sup>2</sup>. The floors are PVC, the heating is gas, the frames are gray PVC with manual and motorized roller shutters in the living room. 13.62 m<sup>2</sup> north-west-facing terrace with access to the living room, overlooking the landscaped area, allowing you to enjoy the outdoors with family or friends. The residence is fenced, with secure access via digicode and intercom.



## 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

Come and enjoy the pleasures of town and country. The CLOS DU HARRAS residence, located in the dynamic town of La Roche-sur-Yon, offers a complete lifestyle. Nearby, you'll find a multitude of shops, restaurants, hypermarkets, pharmacies, as well as a clinic and hospital for your health needs. The town also boasts a large educational center. To get around, bus line 4 is at your disposal close to the residence, but you can also enjoy peaceful walks or bike rides on the greenway. The residence is ideally located just 700 meters from Place Napoléon, the heart of the town. Les Sables d'Olonne is only 30 minutes away, and La Rochelle 1h30, giving you even more possibilities for discovery and escapade.

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

## NOTES