

Semi-detached house of 96m² located in La Roche-sur-Yon, with 3 bedrooms and wooded grounds of 522m².



INFORMATION

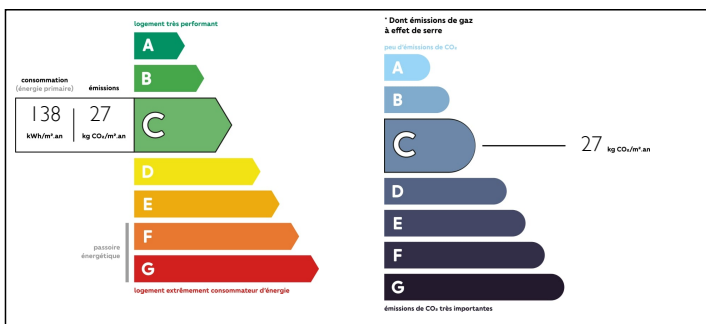
Town:	La Roche-sur-Yon
Department:	Vendée
Bed:	3
Bath:	1
Floor:	96 m ²
Plot Size:	522 m ²

IN BRIEF

Great opportunity for this 96 m² ground-floor house in the village of Sous la Roche. It comprises a kitchen opening onto a large living room (lounge, dining room), an office, a hallway leading to 3 bedrooms with fitted closets, a toilet and a shower room. A garage with a false attic and an outside garage complete this property. To make the most of the outdoors, a 522 m² landscaped garden planted with fruit trees is the perfect place to spend quality time with family and friends.

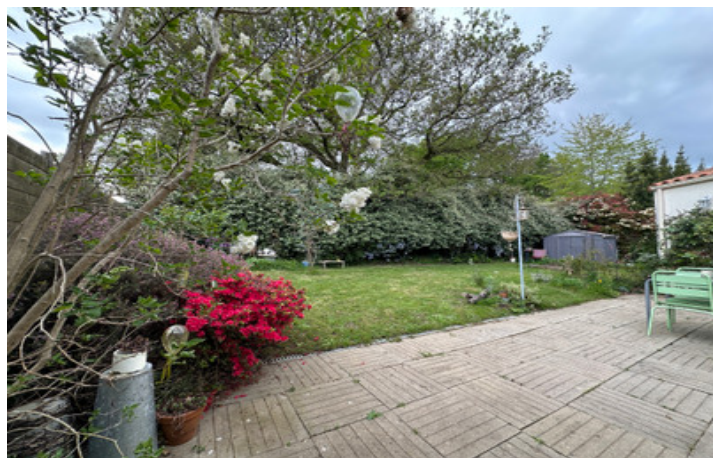


ENERGY - DPE



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 the city, and the countryside. located in La Roche-sur-Yon, offering a complete lifestyle. Nearby, you'll find 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, the bus line is close to the house, but you can also enjoy bike rides on the cycle paths. TGV station just a few minutes away, Les Sables d'Olonne just 35min away, and Nantes airport 50 min away.

Approximate measurements :

Living room - lounge - kitchen: 47.06m².

Bedroom 1: 10.60m² (10.60 sq. ft.)

Bedroom 2: 9.57m² (9.57m²)

Bedroom 3: 10.32m² (10 sq. ft.)

Study: 5.79m²

Bathroom: 5.15m²

WC: 1.69m²

Garage : 27.78m²

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

LOCAL TAXES

Taxe foncière: 951 EUR

NOTES