

Superb and spacious vendée longère in a quiet area of Soullans.



INFORMATION

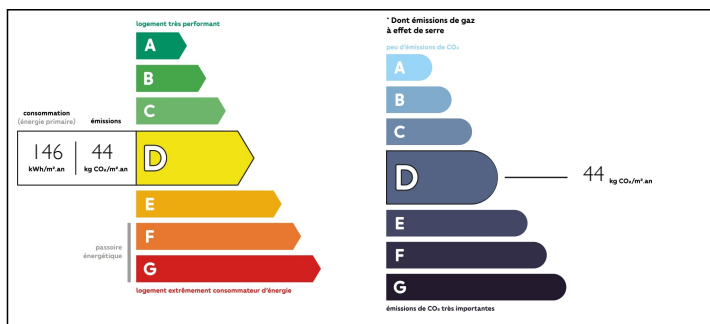
Town:	Soullans
Department:	Vendée
Bed:	4
Bath:	2
Floor:	270 m2
Plot Size:	2089 m2

IN BRIEF

In a quiet area of Soullans and close to all amenities, this superb property offers comfort and large indoor and outdoor living spaces. It is located between the historic and dynamic town of Challans and the seaside resort of St Jean de Monts (12km). An exceptional property.



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.



LOCAL TAXES

Taxe foncière: 1670 EUR

DESCRIPTION

Exceptional Vendée farmhouse dating from the 1850s, completely renovated with quality materials, offering generous volumes.

Discover a superb entrance with an office space, an elegant kitchen opening onto a west-facing terrace, a large living room of 70 m² with an imposing open fireplace.

Three double bay windows, two of which open onto a covered terrace of 30 m².

A 50 m² mezzanine with snooketable and a small covered winter patio. The 4 bedrooms, 2 of which have direct access to the garden, offer optimal comfort.

The laundry room houses the boiler and the central vacuum system.

The property includes a bathroom with shower, a shower room, two toilets.

An exceptional residence of remarkable quality, nestled in a 2089m² mature garden located in a popular location in Soullans, quiet and not overlooked.

A must see in the area.

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

NOTES