



## House

APREMONT (85)

**400 000 €**



135 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

APREMONT, charming historic village classified small city of character and located 20 km from the coastal coast. Come and discover this bright traditional house of 135 m<sup>2</sup>: On the day side: a large entrance hall, a recent contemporary kitchen fully equipped with its dining area, a living room of 40 m<sup>2</sup> with its fireplace. The living rooms are exposed south and turned towards nature. At each opening, a different plant painting. Night side: 3 large bedrooms (13.14 and 15 m<sup>2</sup>) including one with its dressing area, a bathroom and a toilet. Side garden: a pleasant ground of 2700 M<sup>2</sup> arranged and sported with care. Many varieties of trees that make the charm of our region and its small stream. A true haven of peace. On the practical side: a laundry room, a garage and its ancillary rooms for tinkering and tidying up, parking on the ground. Many recent works: heat pump, insulation, electrical panel, kitchen etc. Architect's house with great amenities: solid oak entrance door, interior glazed doors in oak and beveled glass, sandstone tiling, terraces in bavarian stone, cornices, shutters and shutters. What I like the most: the soul of this small village with a beautiful architectural heritage, the LOCATION and the UNIQUE VIEW of the house. View of the coastal river La Vie which crosses the village and the view of a wooded area. Ideal location: 200 m from the bakery, the supermarket and a stone's throw from the dam beach, everything can be done on foot. 10 minutes from Coex and Aizenay, 18 km from Challans, 20 km from SAINT GILLES CROIX DE VIE and 28 km from LA ROCHE SUR YON. Les honoraires d'agence sont à la charge de l'acquéreur, soit 2,56% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Marie-Laure BILLON**

**SAINT-GILLES-CROIX-DE-VIE (85800)**

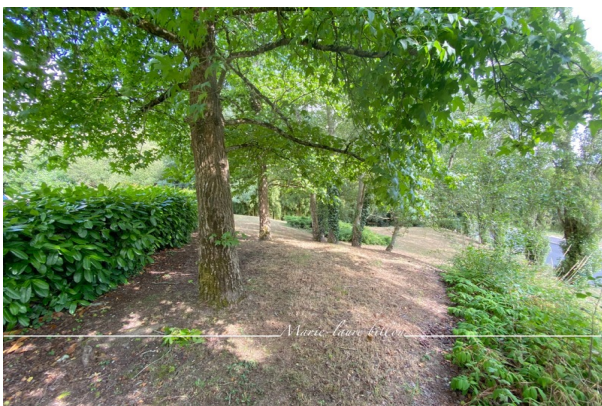
Agent

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Courts service city : LA  
ROCHE SUR YON

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 827636

Property type ..... House

Year of construction ..... 1981

Exposure ..... South

View ..... Vue dégagée, sur Rivière

### SURFACES

Living space ..... 135 m²

Land surface ..... 2700 m²

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 146

GES ..... 4

### APPENDIX

Parking ..... extérieur

Parking space ..... 4

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... pompe à chaleur

Kitchen ..... aménagée