



## 2 IMP. DE LA GARENNE - GIVRAND



Price € 475.000 buyers costs



## CHARACTERISTICS



Surface area 110 m<sup>2</sup>



Favorable sun position



Plot area: 1.272 m<sup>2</sup>



Reasonable



Bathrooms: 1



Detached house



Bedrooms: 4



Garden around the house



## Dop Makelaars offers : 2 Imp. de la Garenne te Givrand

Dop Real Estate offers: a property, 2 Imp. de la Garenne at Givrand. Givrand is located in the Loire valley, in the Vendée department. It is 40 kilometres from La Roche-sur-Yon, near Sainte-Croix-de-Vie. Givrand is a quiet town, nowadays known for its laid-back lifestyle that attracts many tourists.

The property is located on the outskirts of the village of Givrand but within minutes you are in the beautiful town of Saint-Gilles-Croix-de-Vie. With a lively promenade, large marinas and most diverse restaurants, shops and catering establishments, this is the ultimate holiday destination. Moreover, this area is alive all year round so there is always something to do for everyone. The beautiful golf course 'Fontenelles' is a very well-kept and challenging 23-hole course and is located nearby. Nantes International Airport is 55 minutes' drive from the house. From the house, you can be at the bakery and supermarket within minutes.

The house was recently built in 2002 stands on a spacious plot of 1,272m<sup>2</sup> with a stone double garage and is freely walled all around. The house is located on a cul-de-sac where only local traffic is present, providing peace and quiet. On the street side, the house has a neat entrance gate. The house is equipped with plastic window frames so you will need minimal maintenance than this single-storey holiday home.

The house has 4 spacious bedrooms, each with a French door to the garden. The dining area offers access to the covered terrace through sliding doors. The open kitchen is equipped with, among other things, a fridge-freezer, a microwave, a coffee maker, an electric hob (with extractor hood), an oven and a dishwasher. The fully tiled bathroom is fitted with a shower and single washbasin. The generous utility room is with set-up for boiler, washing machine, dryer giving access to the spacious garage with enough space for 2 cars. All rooms of the property are on the ground floor.

The generous terrace is partially covered with attractive wooden panelling in the ceiling and offers you an ideal location to enjoy the garden. Together with the favourable sun position, you can unwind here.

There is enough space in the front garden to possibly build a swimming pool. Given the south-facing location, you can then enjoy the favourable sun position to the maximum.

We warmly invite you to come and view this property. This is possible 7 days a week by appointment. You are most welcome.

**Asking price: 475,000,-, buyers costs**

## PARTICULARTIES

- Surface area 110m<sup>2</sup>
- Plot area 1.272m<sup>2</sup>
- Built in 2002
- 4 bedrooms
- 1 large bathroom
- Nice garden
- Spacious terrace
- Beautiful 23-hole golfcours nearby
- Entrance gate

































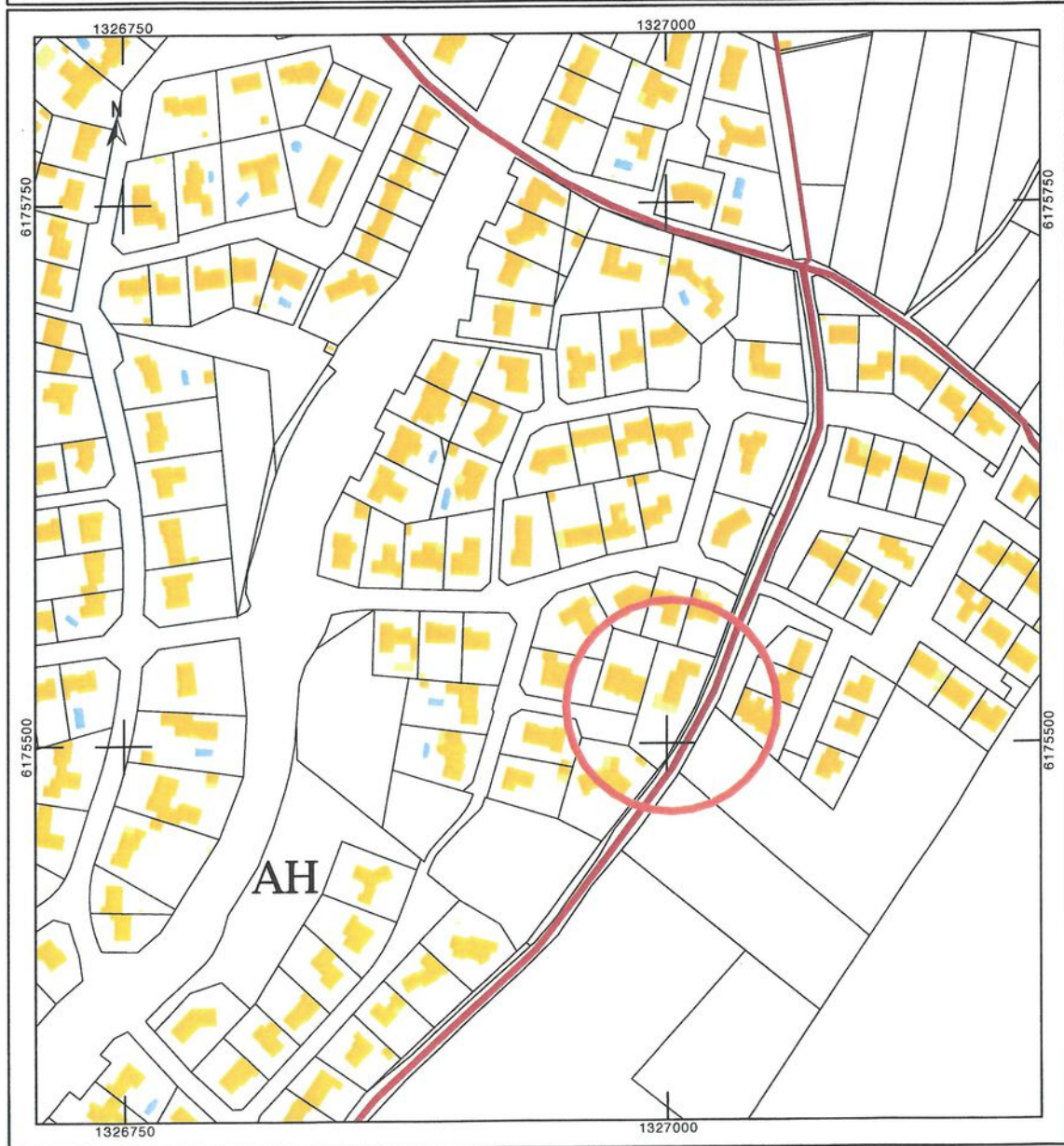
# FLOORPLAN



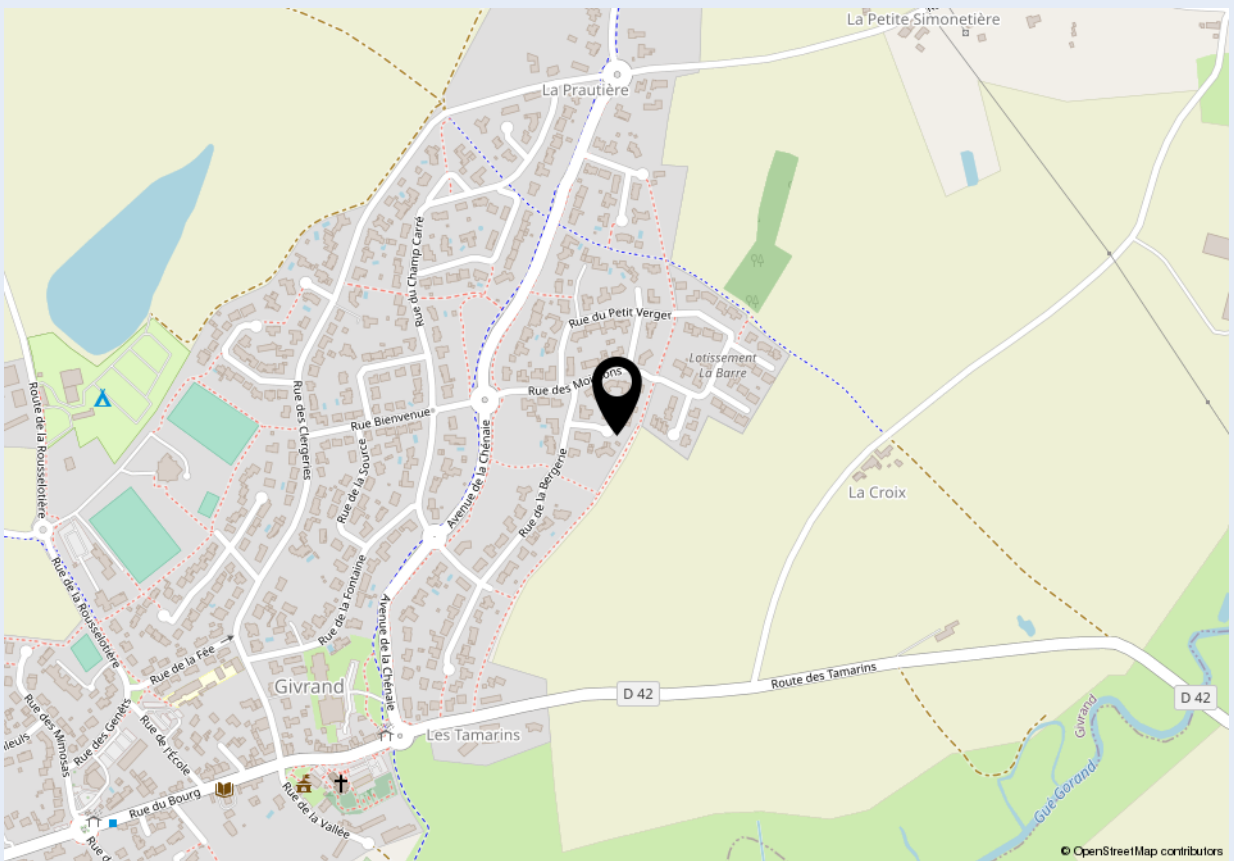
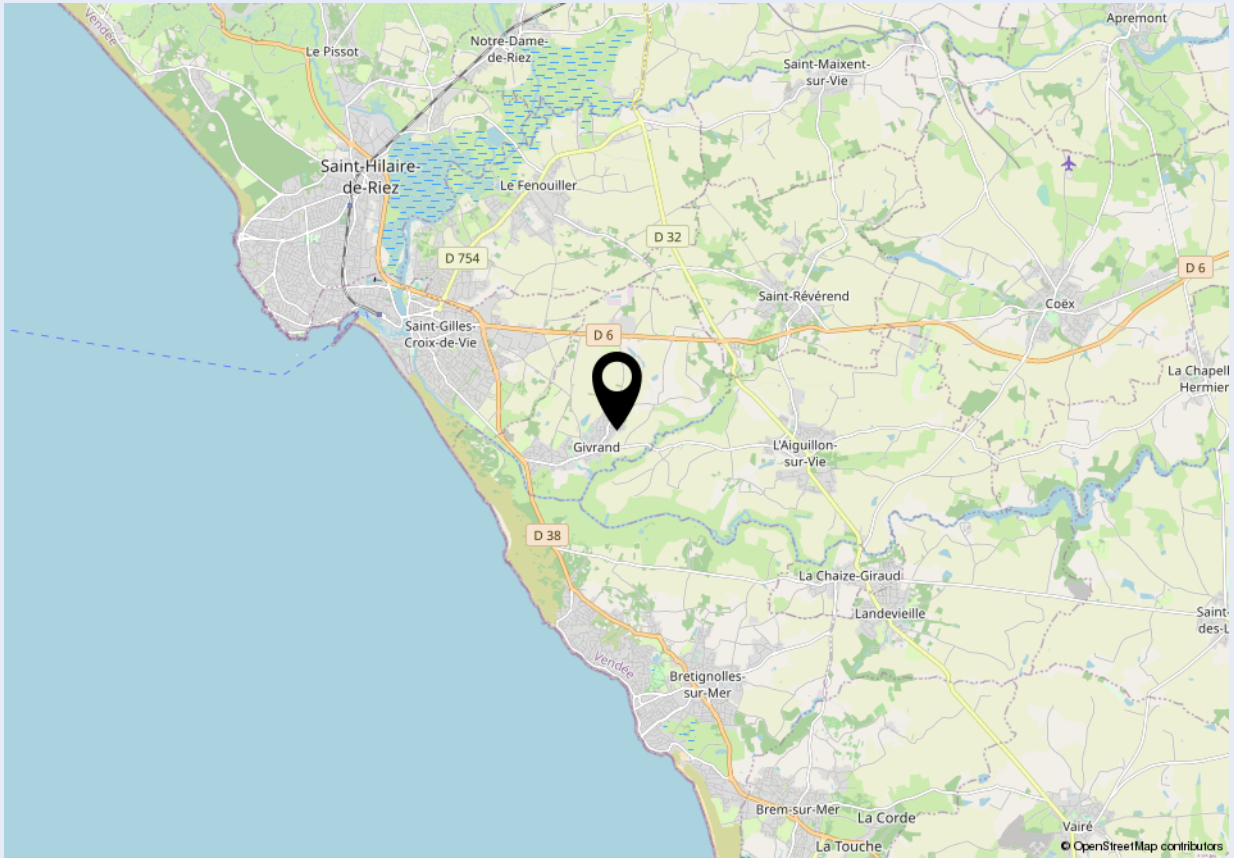
Project: Givrand - Frankrijk  
 Exklusive verkoopmakelaar: Dop Makelaars/ Bezoek onze website: [www.dop.nl](http://www.dop.nl)  
 Bel voor meer informatie of voor het organiseren van een bezichtiging: +31 (0)303 294 175.  
 Aan deze plattegronden kunnen geen rechten worden ontleend.

# CADASTRAL MAP

Département : VENDEE	DIRECTION GÉNÉRALE DES FINANCES PUBLIQUES ----- PLAN DE SITUATION -----	Le plan visualisé sur cet extrait est géré par le centre des impôts foncier suivant : Pôle Topographique Gestion Cadastre VENDEE Cité administrative Travot Rue du 93ème RI 85020 85020 LA ROCHE SUR YON CEDEX tél. 02 51 45 12 39 -fax ptgc.850.la-roche-sur- yon@dgfip.finances.gouv.fr
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# MAP LOCATION





## WELCOME AT DOP REAL ESTATE AGENCY

Dop Real Estate Agency is active in the sales of new construction projects and private homes within the Netherlands since 1998. Our points of expertise are permanent homes, investment objects and holiday homes. In particular, the experience in project-based sales and guiding new construction developments makes our office distinctive in the real estate industry. You can enjoy a total package at Dop Real Estate Agency.

Our agents can advise and guide you in sales, purchasing, rental, leasing, project management and property management.

Our working area of expertise also expands outside the Dutch borders. Henk Dop, founder of Dop Real Estate Agency: "Although the foreign market resembles the Dutch, the sales of (vacation) homes abroad have different aspects that should be taken into account which we mastered throughout the years".

Are you interested? Please make an appointment with our agents and get informed about the possibilities.

Kiind Regards,

Dop Makelaars  
Henk Dop



## Do you also have sales plans?

Let us know. One of our estate agents will be happy to visit you at home for a no-obligation a valuation of your home. We will advise you directly on the market value and discuss the best sales strategy. This way you will immediately know what your options are in the current housing market.

Do you have other questions and want to consult with us? Then make an appointment at our office or at your home. Our team of real estate consultants will be happy to think with you.

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### At Dop Real Estate you can find:

Purchase support | Sales support | Rental support | Renovation and construction management  
Professional property management | Realization of investment portfolio | Project development | Holiday homes