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2006 House Just Steps From The Ocean

Jard-sur-Mer , Vendée , Western Loire



€636,000

inc. of agency fees

4 Beds 1 Baths 163 sqm 0.08 ha

EXCLUSIVITY: The villa is located about 50 meters from the beach in a quiet and privileged environment, other beaches are accessible on foot through the forest. The heart of the city with its many shops,...

At a Glance

Reference	MFH-CJC02124	Near to	Jard-sur-Mer	Price	€636,000
Bed	4	Bath	1	Hab.Space	163 sqm
Land	0.08 ha	Pool	No	Land Tax	N/A

Property Description

EXCLUSIVITY: The villa is located about 50 meters from the beach in a quiet and privileged environment, other beaches are accessible on foot through the forest. The heart of the city with its many shops, restaurants, port and important market are 5 minutes away. The house of approximately 163 m2 of living space on 2 levels includes a beautiful living room with its open kitchen opening onto a pleasant terrace with jacuzzi, 4 bedrooms, 2 bathrooms and a terrace on the 1st floor which offers a beautiful view of the sea. The land of

approximately 798 m2 is pleasant and wooded. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€636,000

Key Information

Internal Area:	163 sqm
Land Area:	0.08 ha

Location: Western Loire



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or email us at **bonjour@my-french-house.com**.

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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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