



## Apartment in Great Location



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 366,841.12

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Pays de la Loire
Város:	Les Herbiers
Irányítószám:	85500
Feladta:	2026. 01. 05.
Leírás:	

Rental Investment or Home Ownership, in a Secure Residence. In the heart of the city centre, within easy reach of all amenities, discover this recently built 3-bedroom apartment offering comfort and high-quality features. It comprises a bright and spacious living area with a fitted and equipped kitchen, three bedrooms, a shower room, a toilet, and a balcony perfect for enjoying the outdoors.

Built entirely by local Vendée craftsmen, ensuring reliability and meticulous finishing. The residence offers secure access, private parking, and covered parking for two-wheeled vehicles.

Investor advantages: ?

Possibility of LMNP tax optimisation ?

Rental management available ?

VAT recovery ?

Net yield exceeding 4% ?



Energy Performance Certificate (EPC): not yet available.

Buyer advantages: Recent, secure, and comfortable residence.

Ideal city-centre location.

High-quality amenities and controlled running costs.

Other units available: 2- to 3-bedroom apartments depending on your needs.

A rare opportunity in Les Herbiers, whether for investment or homeownership.

Notary fees and fitted kitchen included.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Vendee is in the region of Pays de la Loire with the neighbouring Deux Sevres and Vienne departments set in the region of Poitou-Charentes.

Vendee is bordered by Deux Sevres to the west, Loire Atlantique and Maine et Loire to the north and Charente Maritime in the south. The Atlantic coast is to the east. The local culture is quite interesting if not similar to that of Deux Sevres, Maine et Loire and Brittany.

The department is the second most popular tourist area in France when it comes to the number of visitors, so B&B and Gite businesses are a good idea for instance. Rental opportunities are high in this area and property prices are reasonable.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all



free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Állapot:

Good

## Gyakori

Hálósobák:

3

Fürdőszobák:

1

Telekméret:

15 nm

## Room details

Indoor Features:

Fitted kitchen

## Utility details

Heating:

Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.029.979

