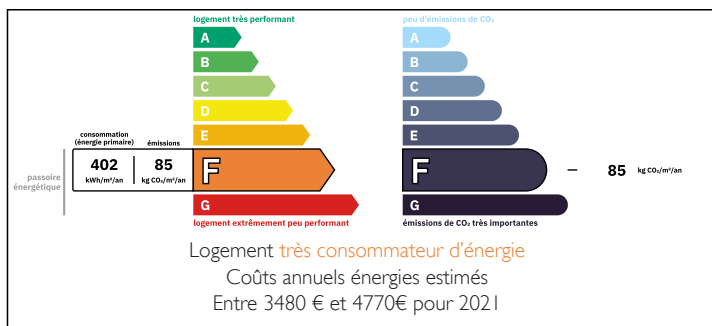


Beautiful house in an idyllic setting in a quiet hamlet.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mouilleron-Saint-Germain
Department:	Vendée
Bed:	3
Bath:	2
Floor:	116 m ²
Plot Size:	3062 m ²

IN BRIEF

Beautiful contemporary house from the 2000s with a double garage and an outbuilding. A large terrace opens onto a private garden with a small stream at the bottom. The house offers quality finishes and is self sufficient (off the grid) for water and electricity consumption.

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.



DESCRIPTION

The house is secured by gates and a wall and comprises:

on the ground floor:

a kitchen (15m²)

a dining room (16m²) opening onto a 25m² terrace

a living room with cathedral ceiling and wood burner (41m²) opening onto the terrace

a bedroom (13m²) with an en-suite (7m²)

on the first floor:

2 bedrooms (10 & 11,5 m²) and a bathroom (5m²)

There is also a double garage and an outbuilding.

The well is connected to the house.

TGV station is 45 minutes drive, 1 hour to Nantes Airport and 30 minutes to le Puy du Fou

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

LOCAL TAXES

Taxe foncière: 483 EUR

Taxe habitation: EUR

NOTES