

Stone House with 2 bedrooms, garage and outbuildings on a land of almost 1000 m at La Caillère-Saint-Hilaire

EXCLUSIVE



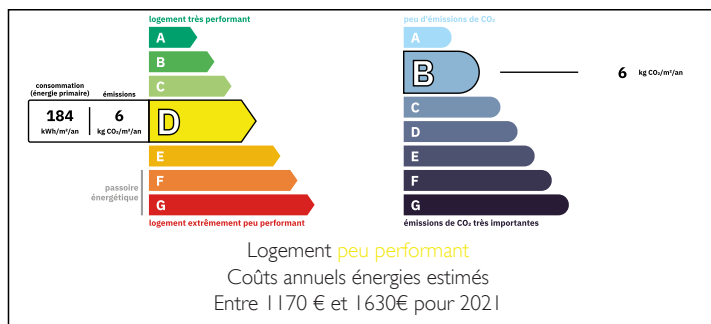
INFORMATION

Town:	La Caillère-Saint-Hilaire
Department:	Vendée
Bed:	3
Bath:	1
Floor:	105 m ²
Plot Size:	993 m ²

IN BRIEF

This property is located in the commune of La Caillère-Saint-Hilaire, a rural commune of 1100 inhabitants. Nearby shops, bakery, butcher's shop, restaurant, post office. Located 10 minutes from Chantonay, a town of human size with all shops and services, TER station at 1 hour from the sandy beaches of Vendée, 1h10 from Nantes airport.

ENERGY - DPE



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

This property includes a stone house, a garage (15), an adjoining outbuilding (15), a well on a closed ground of 993 m².

The house includes :

on the first floor : a fitted kitchen (11.5), a living room (33), a small bedroom (8) and a toilet.

on the first floor: two bedrooms (16 and 12.6), an office (7), a bathroom (9.15) and a toilet.

in the basement: a boiler room with a bread oven (13), a cellar containing part of an old wine press (31).

Central heating air/water heat pump, PVC double glazed windows.

LOCAL TAXES

Taxe foncière: 480 EUR

Taxe habitation: EUR

The individual sanitation is a septic tank which is not in conformity.

* the surfaces are approximate in m².

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

NOTES