

Village house, 102m , 4 bedrooms, attic, cellar and garden with courtyard.



INFORMATION

Town:	La Caillère-Saint-Hilaire
Department:	Vendée
Bed:	4
Bath:	1
Floor:	102 m2
Plot Size:	297 m2

IN BRIEF

The house comprises:

First floor: a large 30 m² living room with a green flame-certified wood-burning stove, a 15 m² fitted kitchen, a 17 m² bedroom with dressing room (possibility of installing a shower), a WC.

First floor: a landing leading to a 10 m² bedroom with a large 22 m² balcony, two further bedrooms of approx. 10 m², a bathroom and a shower room to be finished.

Above: a 50 m² convertible attic.

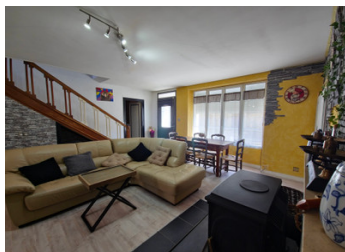
Cellar below.

Land with old garage and courtyard.

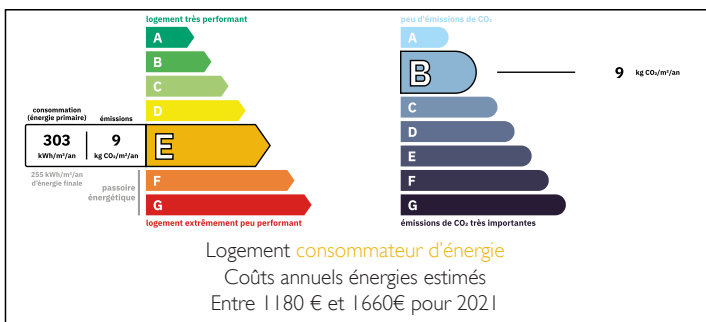
- * PVC double glazing
- * mains drainage

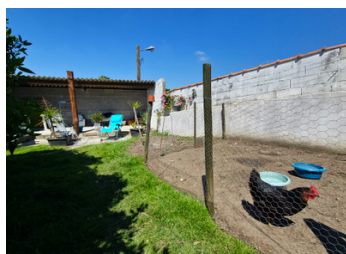
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE





DESCRIPTION

This property is located in the rural commune of La Caillère-Saint-Hilaire, population 1,100. Local shops, bakery, mini-market with butcher's, restaurant, bar tabac PMU, post office. Located 10 min from Chantonnay, a town on a human scale with all shops and services, TER train station 1 h from Vendée sandy beaches, 1 h 10 from Nantes airport.

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

LOCAL TAXES

Taxe foncière: 522 EUR

Taxe habitation: EUR

NOTES