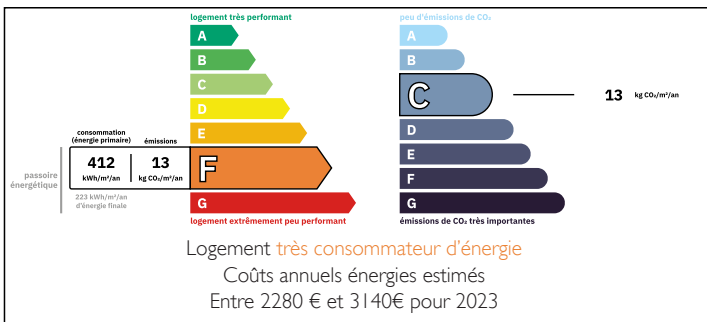


## Charming 3-bed home with double-garage, garden and terrace – Peaceful setting, ready to enjoy



## ENERGY - DPE



## INFORMATION

Town:	Mouilleron-Saint-Germain
Department:	Vendée
Bed:	3
Bath:	2
Floor:	81 m <sup>2</sup>
Plot Size:	1488 m <sup>2</sup>

## IN BRIEF

Tucked away at the end of a quiet lane in a small hamlet, this delightful stone property offers privacy and charm in a tranquil rural setting.

The spacious lounge features a large fireplace with a wood burner and an adjoining dining area—ideal for cosy evenings and entertaining. Two double bedrooms open directly from the lounge. A hallway leads to a third bedroom with ensuite facilities, a family bathroom, a separate toilet, and a fully equipped kitchen.

Outside, there's a useful utility room and wood store accessible from the side of the kitchen.

Conveniently located just:

4 km from Mouilleron-Saint-Germain (basic amenities)

7 km from La Châtaigneraie

67 km from La Rochelle

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 charming home offers comfortable living in a peaceful setting, with both indoor and outdoor spaces designed for ease and enjoyment.

The house comprises a spacious lounge/dining room (26m<sup>2</sup>) with a woodburner, a separate kitchen (9m<sup>2</sup>), and three bedrooms (9m<sup>2</sup>, 9m<sup>2</sup>, and 10m<sup>2</sup>). There is a shower room with WC (3m<sup>2</sup>), a family bathroom (3m<sup>2</sup>), and a separate WC (1m<sup>2</sup>). A practical utility room (9m<sup>2</sup>) provides extra storage and laundry space.

Outside, the property features a double garage (39m<sup>2</sup>) with two up-and-over doors, a paved front terrace equipped with a motorised awning for shade, a raised garden with fruit trees and shrubs, and a spacious lawned area to the rear—perfect for relaxing or entertaining. Ample private parking completes the package.

All measurements are approximate.

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

## LOCAL TAXES

**Taxe foncière: 503 EUR**

**Taxe habitation: 818 EUR**

## NOTES