



Ref: A38420NHA85

Price: 239 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (223 365 EUR without fees)

Beautifully presented village home built in 2007, with peaceful surroundings and garden



INFORMATION

Town: La Caillère-Saint-Hilaire

Department: Vendée

Bed: 3

Bath: 2

Floor: 121 m2
Plot Size: 5594 m2







A stylish and welcoming home nestled in a quiet village setting. Tastefully decorated throughout, the interior blends comfort and charm, offering a warm and relaxing atmosphere. The garden provides a tranquil outdoor space, making this an ideal home for those seeking peace and character.

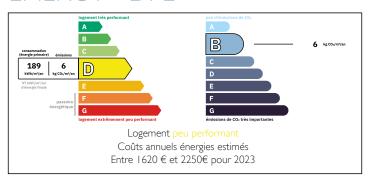








ENERGY - DPE



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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.

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LOCAL TAXES

Taxe foncière: 765 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Down a gated driveway, this stylish and well-maintained home offers comfort, space, and peace just minutes from town. A charming covered porch (3m²) welcomes you into the property, leading to a welcoming entrance (10m²) with cloakroom (2m²). The bright open-plan lounge and dining area (42m²) with windows and patio doors opening to both front and rear gardens - perfect for enjoying the natural light all day long. An arched opening leads to a fully fitted kitchen (13m²), ideal for everyday living.

A half flight of stairs takes you to the landing $(4m^2)$, with two well-sized bedrooms $(12m^2, 12m^2)$, a family bathroom $(4m^2)$, and a master bedroom $(15m^2)$ with its own shower room $(7m^2)$. Below, the lower level houses a double garage $(30m^2)$, a practical workshop, $(16m^2)$ and a utility room $(12m^2)$ with plumbing for a washing machine and built-in sink.

Outside, the property has lawned areas with mature trees and features recently landscaped patios at the front and back - ideal for summer dining and relaxation. A brick-built barbecue adds charm to outdoor entertaining, and at the bottom of the garden, a private meadow offers additional space and possibilities.

All measurements are approximate.

Location and access:

The property is ideally situated in the peaceful village of La Caillère-Saint-Hilaire (85410), 13km from Chantonnay (around 15 minutes by car), where you'll find a full range of amenities including a school, shops, pharmacy, bakery, cafés, and a TER train station.

Local daily essentials such as a mini-market (Spar), a local restaurant, tabac/bar, bank...