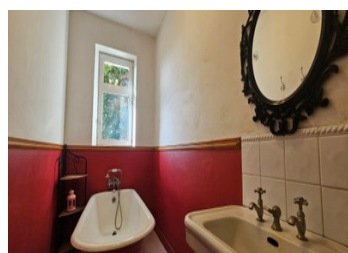
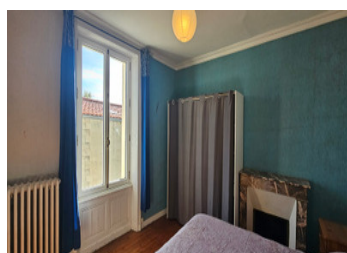
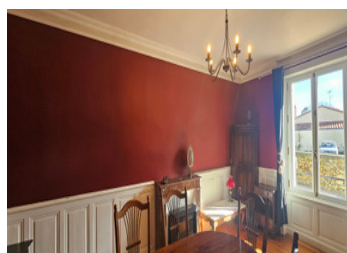
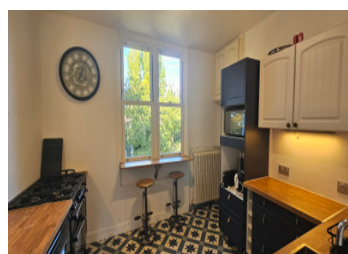
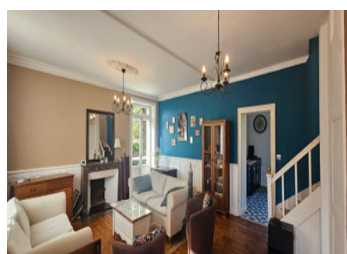


Renovated Stone house built in 1905, 145 m on a 2,409 m plot, energy rating C, detached, quiet surroundings.



## INFORMATION

Town:	Chantonnay
Department:	Vendée
Bed:	3
Bath:	2
Floor:	146 m <sup>2</sup>
Plot Size:	2409 m <sup>2</sup>



## IN BRIEF

I am offering this property ideally located 5 minutes from Chantonnay, a town with all shops and services including a TER train station, 25 minutes from Puy du Fou, 35 minutes from La Roche-sur-Yon and 1 hour from sandy beaches.

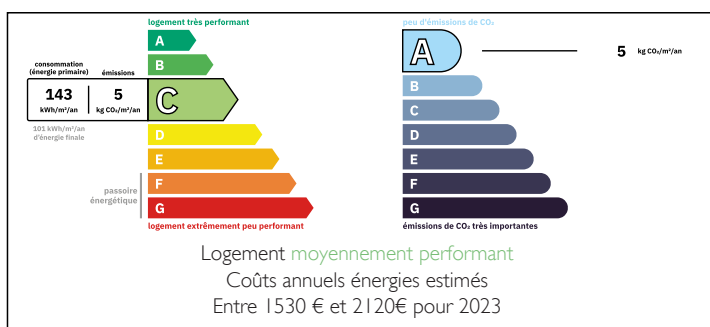
A bus stop, a bar, and a baguette and pizza vending machine are located in the village, which also has an elementary school, all within a 5-minute walk.

This house, built in limestone typical of the region, is believed to have been built in 1905, at which time it had a French garden.

The house is bright, the wooded garden is very pleasant, and there is a well.

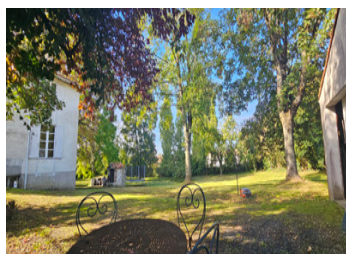
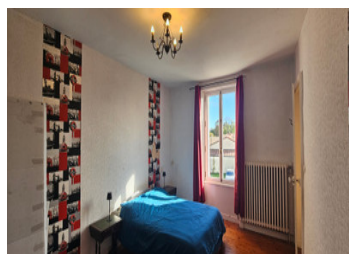
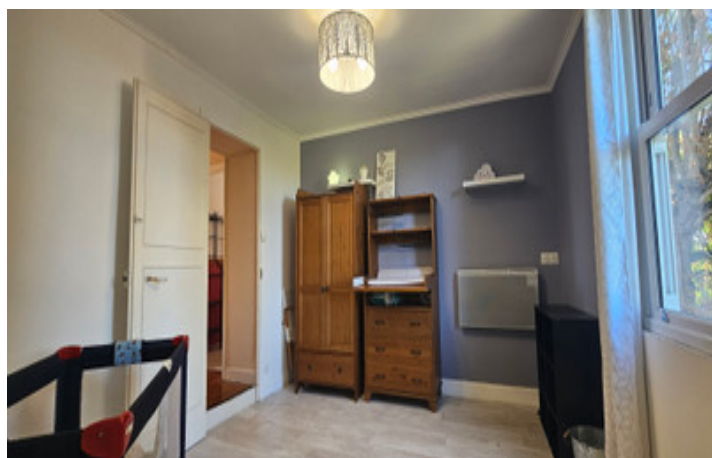
This three-level property comprises a basement on the garden level, a ground floor with a living room, lounge (which could be converted into a bedroom), toilet, kitchen, and laundry...

## 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

The main entrance leads to the living room, which has retained its original features such as oak flooring and moldings. A wood-burning stove adds a touch of warmth, and the dining room, which has been kept in the same style, could be converted into a bedroom. There is a toilet under the stairs, and the fitted kitchen is recent. The view overlooks the garden, and there is also direct access to the outside. A room used as a laundry room completes this level.

Upstairs, a landing used as an office leads to three bedrooms, two of which have en-suite bathrooms, a bathroom, and a toilet.

In the basement, there is a three-room cellar in good condition. The main room is connected to the central heating system, another room has an old wine press, and the last room is the boiler room.

The property also includes a locked garbage room, a small garden shed, a double garage, and a well.

Additional information:

High-quality double-glazed windows except for the front door, bathroom window, and laundry room window.

Central heating and hot water: Air/water heat pump.

Electric wrought iron gate.

Main drains.

Approximate figures in square meters:

living room: 32

lounge/bedroom: 19

kitchen: 11

laundry room: 12

landing: 8

bedrooms: 27/15/13.50

bathroom: 6.10

cellar: 31.75/18/9.90

garage: 41

garden sheds: 7.80

## LOCAL TAXES

Taxe foncière: 1032 EUR

Taxe habitation: EUR

## NOTES