

Semi-detached village house 155 m with five bedrooms, garage and shops within walking distance.

EXCLUSIVE



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | La Châtaigneraie   |
| Department: | Vendée             |
| Bed:        | 5                  |
| Bath:       | 4                  |
| Floor:      | 155 m <sup>2</sup> |
| Plot Size:  | 217 m <sup>2</sup> |

## IN BRIEF

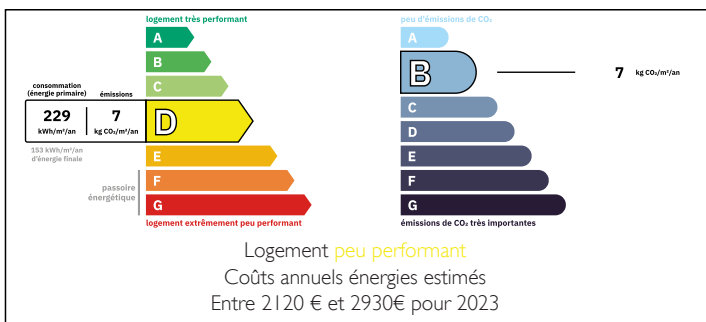
Semi-detached house with great potential, in the center of La Châtaigneraie, offering five bedrooms, a first floor, basement, large terrace, courtyard and garage, close to all amenities.

The main entrance opens onto a corridor which leads to six rooms, a bathroom, a bedroom, a large living room with a wood-burning stove, followed by a room with a bay window overlooking the terrace, a toilet and a fitted kitchen.

Upstairs, an attractive landing leads to a bedroom with terrace and magnificent views. Followed by three further bedrooms including a bathroom, toilet and shower.

A basement with boiler room, fitted kitchen and bathroom with shower.

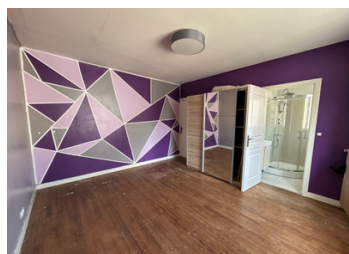
## ENERGY - DPE



Perfect house for rental investment, great potential

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

Approximate data in m<sup>2</sup>

First floor:

entrance hall: 6 m<sup>2</sup>

living room: 34 m<sup>2</sup>

study: 11 m<sup>2</sup>

bedroom 1: 17 m<sup>2</sup>

kitchen: 14 m<sup>2</sup>

toilet: 2 m<sup>2</sup>

bathroom: 5 m<sup>2</sup>

First floor:

landing: 9 m<sup>2</sup>

bedroom 2: 13 m<sup>2</sup>

bedroom 3: 14 m<sup>2</sup> and bathroom: 3 m<sup>2</sup>

bedroom 4: 16 m<sup>2</sup> and bathroom: 3 m<sup>2</sup>

bedroom 5: 12 m<sup>2</sup> and bathroom: 3 m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

Basement:

kitchen: 11 m<sup>2</sup>

bathroom: 4 m<sup>2</sup>

Basement area: 66 m<sup>2</sup>

Garage: 20 m<sup>2</sup>

Terrace: 21.7 m<sup>2</sup>

## NOTES

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