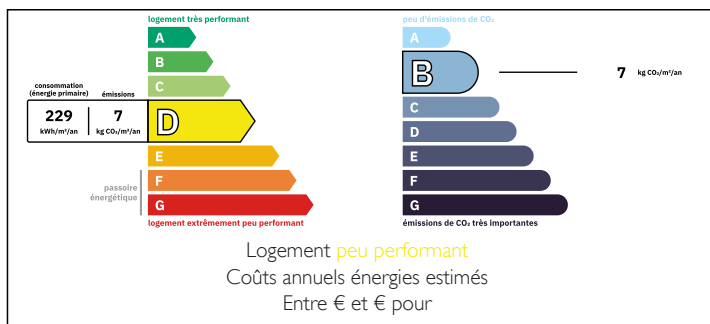


Single-story house, 83 m built in 2006, in a quiet neighborhood, two bedrooms, garage, on a 660 m lot

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Le Champ-Saint-Père
Department:	Vendée
Bed:	2
Bath:	1
Floor:	83 m2
Plot Size:	660 m2

IN BRIEF

I am offering you this well-maintained single-story house located 20 minutes from Longeville-sur-Mer, in the commune of Champ-Saint-Père.

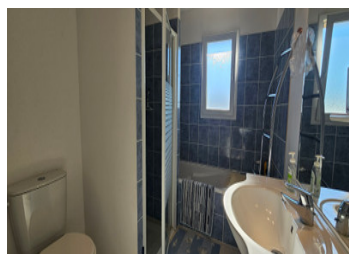
Champ-Saint-Père is a rural commune with a few shops and services, including a bakery/pastry shop, mini-market, pizza delivery, tobacco shop/post office, bank, and more.

The nearest town with restaurants is 7 minutes away, and the town with all shops and services, including a TER train station, is Luçon, 15 minutes away.

The house has two bedrooms (possibility of three by converting the garage), a living room with kitchen, a bathroom with shower and toilet, another separate toilet, a pantry, a garage, and a terrace with garden.

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

Additional information:

Energy rating: D
Double-glazed PVC window frames.
LMP construction from 2006
Collective sanitation (mains drainage)
Fiber optic connection available

Approximate surface areas in square meters:

Living room with kitchen: 44
Bedroom 1: 14.60
Bedroom 2: 14.45
Bathroom: 6.50
Pantry and garage: 22
Terrace: 40

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

LOCAL TAXES

Taxe habitation: EUR

NOTES