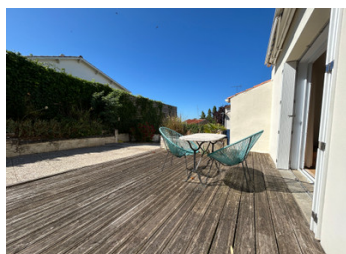


Grues, Stone house 3 rooms 75 m with independent studio 16 m , both apartments have their own terrace.



## INFORMATION

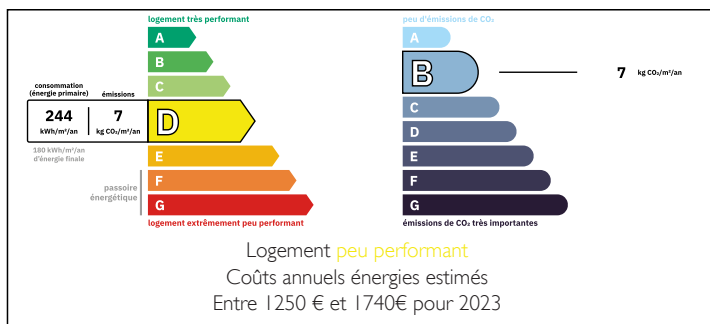
|             |                    |
|-------------|--------------------|
| Town:       | Grues              |
| Department: | Vendée             |
| Bed:        | 2                  |
| Bath:       | 2                  |
| Floor:      | 91 m <sup>2</sup>  |
| Plot Size:  | 387 m <sup>2</sup> |



## IN BRIEF

10 minutes from the beaches of the Vendée, 20 minutes from Luçon, located in the heart of the village of Grues (local shops), come and discover this charming stone house built in 1949 with 91 m<sup>2</sup> of living space, 387 m<sup>2</sup> of land, and a raised garden with a magnificent view over the village. It currently features a small veranda opening onto the fitted kitchen, also equipped with a wood-burning stove. A living room, followed by a bedroom with a mezzanine, a study, and a shower room with a WC. The house also offers an independent bedroom with a shower room. Outside, there's a pretty wooden terrace and a wooden garden shed.

## 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

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

kitchen: 17m<sup>2</sup>  
living room: 16m<sup>2</sup>  
study: 8m<sup>2</sup>  
bedroom 1 mezzanine: 10m<sup>2</sup>  
bedroom 2: 12m<sup>2</sup>  
shower room 1: 8m<sup>2</sup>  
shower room 2: 2m<sup>2</sup>  
terrace with awning: 12m<sup>2</sup>  
independent building: 10m<sup>2</sup>  
cupboard storage  
Scellier boiler room

well and outside tap  
granite slab terrace  
veranda  
wood-burning stove  
main drains

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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: 500 EUR**

**Taxe habitation: EUR**

## NOTES