

Modern 4-bedroom house with garden, garage and terraces, built 2009 – move-in ready



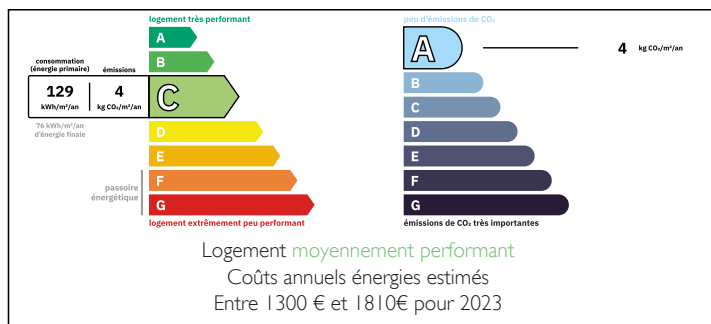
INFORMATION

Town:	Saint-Maurice-le-Girard
Department:	Vendée
Bed:	4
Bath:	1
Floor:	123 m ²
Plot Size:	996 m ²

IN BRIEF

A well-presented modern family home built in 2009, offering spacious and versatile living space in a peaceful village setting. The ground floor features an open-plan living room with a log burner, a well-equipped kitchen, a bedroom, and a separate WC, with access to front and rear terraces. Upstairs, there are three further bedrooms, a landing, and a bathroom. Outside, the property includes a lawned garden, mature borders, covered terraces for summer dining, a garage, and a useful shed. Tiled floors, electric underfloor heating, double glazing, and VMC provide comfort throughout. Perfect as a permanent residence or a holiday retreat, this move-in ready house combines contemporary design with practical, comfortable living.

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.



DESCRIPTION

The house comprises:

Ground Floor:

Entrance hall (3m²)

WC (2m²)

Open-plan living room (49m²), log burner, patio doors to front and back terraces

Kitchen (14m²) window overlooking the garden

Bedroom (11m²)

Utility room (6m²), plumbing for washing machine

Under-stairs cupboard with water heater

Attached garage (15m²)

Stairs from the living room lead to

Landing (3m²)

Bathroom (5m²) bath, wc and washbasin

3 bedrooms (11m², 10m², 9m²)

Outside:

Shed (8m²) useful for storing gardening equipment

Parking for several vehicles

Lawned area and mature borders

Shaded, covered areas for enjoying the summer times outside

Tiled floors, electric underfloor heating throughout, double glazing.

Septic tank (mains drainage available) and VMC.

Potential to install a shower in the utility room (plumbing and drainage in place).

Location & Distances:

Saint-Maurice-le-Girard village centre: 2 km

Local shops and amenities: 2–3 km

Larger market towns (e.g., Fontenay-le-Comte): 15 km

Vendée beaches: approx. 50 km

La Roche-sur-Yon Airport: 55 km

Nantes Airport: 120 km

Well-maintained and ready to move in

Perfect as a family home or holiday retreat

Quiet village location, yet accessible to all amenities

LOCAL TAXES

Taxe foncière: 456 EUR

Taxe habitation: EUR

NOTES