

## Two bedroom terraced house situated in popular village



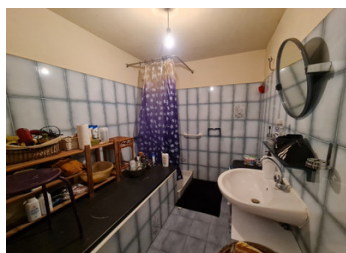
## INFORMATION

Town:	Mouilleron-Saint-Germain
Department:	Vendée
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	570 m2

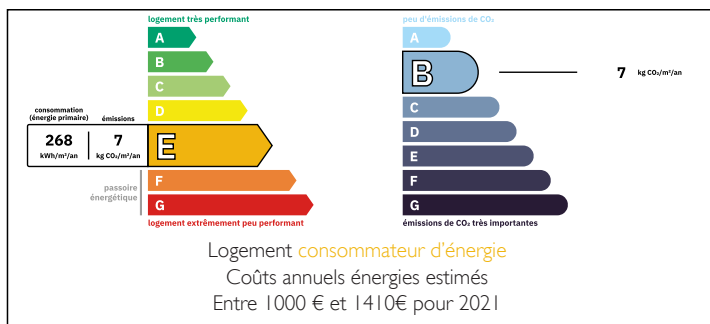
## IN BRIEF

I offer you this charming village house, located in the town of Mouilleron Saint Germain, a pleasant town to live in with a few shops and services (bakery, cake shop, grocery store, bank, hairdresser, post office, doctor, elementary school... )

Located 10 mins from La Chataigneraie, a town with shops and services (supermarket, hospital), 15 mins from Chantonnay, town with shops and TER station service, 1h10 from the beaches of Vendée and Nantes (TGV station, airport).



## 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.



## LOCAL TAXES

Taxe foncière: 200 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This compact but characterful property would make a perfect first time purchase or investment opportunity.

The ground floor consists of a dining room, lounge and kitchen. A bathroom and separate WC.

The first floor consists of two good sized bedrooms with access to attic space

The property benefits from wood central heating, partial double-glazing and mains drainage.

There is an outside terrace which overlooks an enclosed garden, laid mainly to lawn

There is a small barn currently used for wood storage along with shared access to a courtyard and private parking.

Approximate dimensions:

Lounge 24m<sup>2</sup>

Kitchen 23m<sup>2</sup>

Utility room 10m<sup>2</sup>

Workshop 8m<sup>2</sup>

Bedroom #1 22m<sup>2</sup>

Bedroom #2 23m<sup>2</sup>

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