



Ref: A22173MGA85 Price: 109 679 EUR

agency fees included: 0 % TTC to be paid by the buyer (114 679 EUR without fees)

Detached village house to refresh 167m, 3 bedrooms, outbuilding 100m and garden +1000m, well.



# INFORMATION

Town: Antigny

Department: Vendée

Bed: 3

2 Bath:

Floor: 167 m<sup>2</sup> Plot Size: 1305 m<sup>2</sup>







# IN BRIEF

Antigny is a pleasant, rural community with a restaurant, tearoom, florist, hairdresser and garage. Situated just 5 min from La Châtaigneraie, a town with all shops and services, 20 min from Fontenay-le-Comte, the sub-prefecture of the Vendée, A83 motorway, 50 min from Niort (TGV station), Ih I5 from the beaches of the Vendée and La Rochelle.

The commune offers free access to its vegetable gardens, which are just a few minutes' walk away.

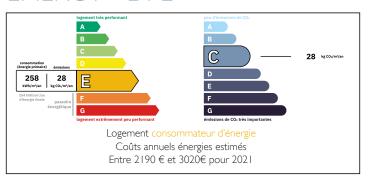








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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## LOCAL TAXES

Taxe foncière: 567 EUR

Taxe habitation: EUR

# NOTES

## DESCRIPTION

This property is ideally located close to shops and schools.

The stone house comprises:

First floor: entrance hall (13 m<sup>2</sup>), kitchen/dining room (20 m<sup>2</sup>), living room with wood-burning stove (25 m<sup>2</sup>), utility room (12 m<sup>2</sup>), bathroom (5.5 m<sup>2</sup>), WC (1.5 m<sup>2</sup>), room for conversion (25 m<sup>2</sup>).

First floor: landing leading to three bedrooms (19-15-15 m<sup>2</sup>), one with en-suite shower room and WC.

Unconverted attic (55 m²) Cellar below (53 m²) Outbuilding with attic (100 m²) Well.

Courtyard and garden.

White PVC double-glazed windows. Main drain.

Gas central heating.

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