

Semi-detached village house to renovate, 160m2 with 5 bedrooms and possibility of converting the attic.



## INFORMATION

Town:	La Caillère-Saint-Hilaire
Department:	Vendée
Bed:	5
Bath:	2
Floor:	158 m2
Plot Size:	127 m2



## IN BRIEF

I offer this property for renovation, located in La Caillère-Saint-Hilaire, a dynamic commune of over 1,000 inhabitants.

It comprises:

First floor: Entrance hall, 17 m<sup>2</sup> kitchen opening onto 18 m<sup>2</sup> living room with closed hearth fireplace, 2.87 m<sup>2</sup> storeroom, large 14 m<sup>2</sup> bedroom, dressing room, 7 m<sup>2</sup> bathroom with toilet.

First floor: landing leading to 4 bedrooms, one with balcony (2 of 10, 14, 17 m<sup>2</sup>), 5 m<sup>2</sup> bathroom with toilet. a 1.35 m<sup>2</sup> room with washbasin.

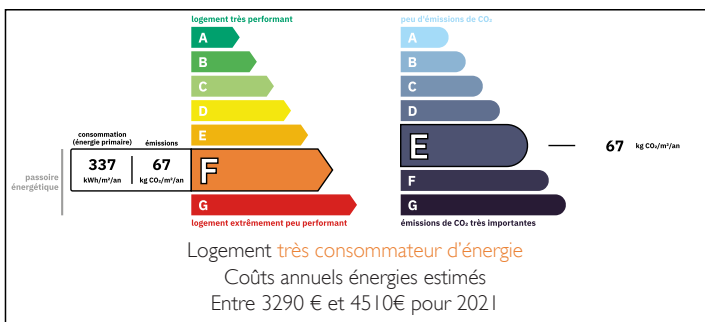
Above, an 82 m<sup>2</sup> convertible attic.

Garage 49 m<sup>2</sup> and cellar 23 m<sup>2</sup>.

Work to be carried out:

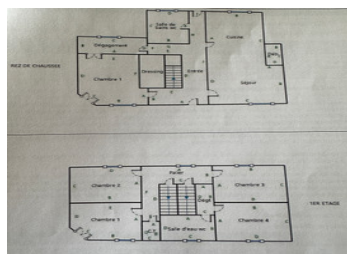
- Roof, heating and insulation.
- PVC double-glazed windows with roller shutters.
- Central heating (oil-fired boiler out of order).

## 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

La Caillère-Saint-Hilaire is located 20 km from Fontenay-le-Comte, 14 km from Chantonnay and 48 km from La Roche-sur-Yon, a town with all shops and services including hospital and TGV station, and one hour from the ocean.

Great potential for renovation and immediate viewing.

All data are approximate.

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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:** 621 EUR

**Taxe habitation:** EUR

## NOTES