

## 3 bedroom town house in La Chataigneraie.



## INFORMATION

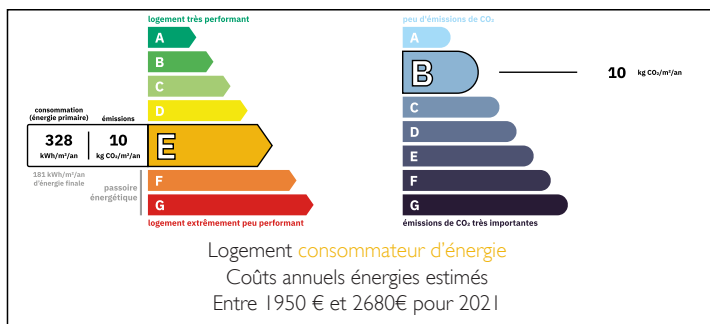
Town:	La Châtaigneraie
Department:	Vendée
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	70 m2

## IN BRIEF

This townhouse with 3 bedrooms has outbuildings that allow for expansion. Close to all shops and amenities.



## 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

The house comprises:

a kitchen (18m<sup>2</sup>),

a spacious living room (32m<sup>2</sup>),

three bedrooms (15.5, 13.5, 13.5) with the possibility of creating a master suite.

There is a bathroom (3.7m<sup>2</sup>),

a storage room of 21m<sup>2</sup>,

20m<sup>2</sup> of outbuildings,

a 30m<sup>2</sup> garage, and a 15m<sup>2</sup> cellar.

The house is habitable but would benefit from a refresh.

(Surface areas 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 habitation: EUR

## NOTES