

Village house, 102m , 4 bedrooms, attic, cellar and garden with courtyard.



INFORMATION

Town:	La Caillère-Saint-Hilaire
Department:	Vendée
Bed:	4
Bath:	1
Floor:	102 m ²
Plot Size:	297 m ²

IN BRIEF

The house comprises:

First floor: a large 30 m² living room with a green flame-certified wood-burning stove, a 15 m² fitted kitchen, a 17 m² bedroom with dressing room (possibility of installing a shower), a WC.

First floor: a landing leading to a 10 m² bedroom with a large 22 m² balcony, two further bedrooms of approx. 10 m², a bathroom and a shower room to be finished.

Above: a 50 m² convertible attic.

Cellar below.

Land with old garage and courtyard.

* PVC double glazing

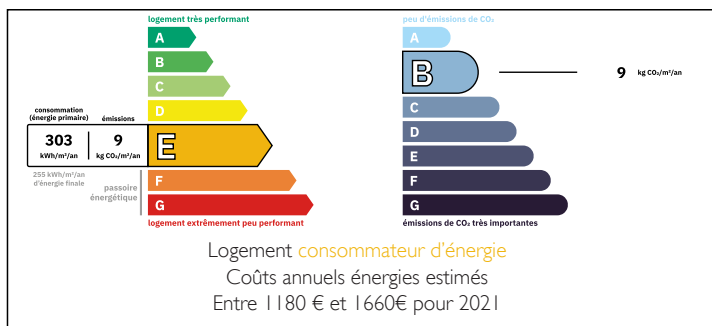
* mains drainage

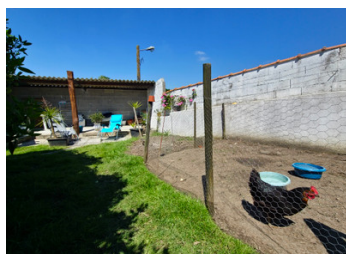
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





DESCRIPTION

This property is located in the rural commune of La Caillère-Saint-Hilaire, population 1,100. Local shops, bakery, mini-market with butcher's, restaurant, bar tabac PMU, post office. Located 10 min from Chantonnay, a town on a human scale with all shops and services, TER train station 1 h from Vendée sandy beaches, 1 h 10 from Nantes airport.

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

LOCAL TAXES

Taxe foncière: 522 EUR

Taxe habitation: EUR

NOTES