

House with full basement, 3 bedrooms, 96 m , garage on 812 m of land.



INFORMATION

Town:	Saint-Jean-de-Beigné
Department:	Vendée
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	812 m2

IN BRIEF

This property is located in Saint Jean-de-Beigné, a rural commune offering a number of shops and services (bakery, restaurant, hairdresser, elementary school, gas station), 3 minutes from the A83 freeway interchange, 5 minutes from Sainte Hermine (supermarket, banks), 15 minutes from Luçon (hypermarket, hospital, Nantes-Bordeaux TER train station) and 40 minutes from the beaches.

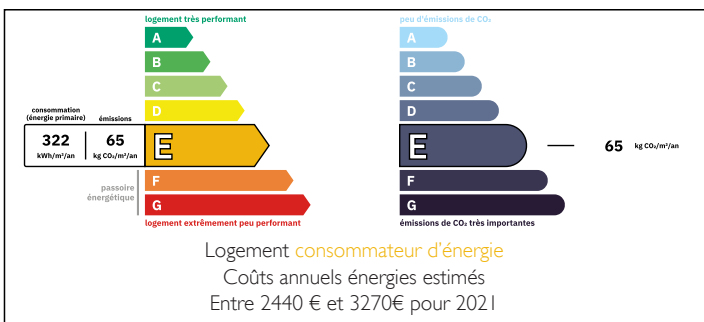
This 70's house comprises

First floor: an entrance hall leading to a 13m² fitted kitchen, a bright 30m² living room with reversible air-conditioning and the possibility of adding a wood or pellet stove. The hallway leads to three bedrooms (12, 12 and 10m²), one of which has a built-in cupboard, a shower room and a toilet.

Basement: three rooms including large 53 m² garage, 36 m² boiler room and 19 m² cellar.



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

This property is perfect if you're looking for proximity of bakery, restaurant and only 40 min to the sandy beach.

- * oil-fired central heating
- * reversible air conditioning in the living room
- * single-glazed windows
- * mains drain



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

LOCAL TAXES

Taxe foncière: 920 EUR

Taxe habitation: EUR

NOTES