

153 m house, 3 bedrooms, outbuildings, garden, 7000 m meadow overlooking the countryside.



## INFORMATION

Town:	Saint-Hilaire-de-Voust
Department:	Vendée
Bed:	3
Bath:	2
Floor:	250 m2
Plot Size:	10000 m2



## IN BRIEF

This property is located in a hamlet in the Vendée bocage.

The house comprises :

First floor: a large living room (kitchen, lounge) of approx. 65 m<sup>2</sup> with a wood-burning stove, opening onto the south-west-facing terrace, a corridor leading to: a WC, a bedroom with shower and washbasin, a cellar, a garage.

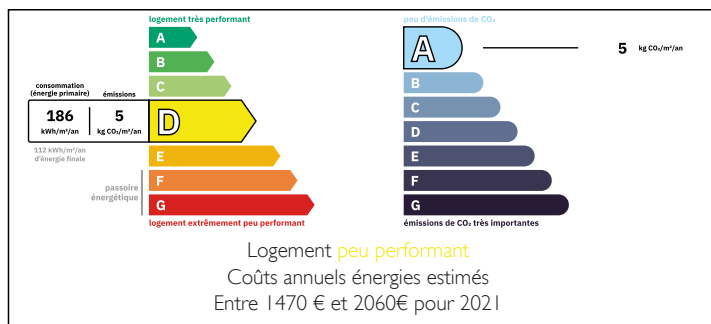
First floor: hallway leading to two bedrooms, living room (possibility of converting into a kitchen), bathroom, WC, convertible attic.

Complementing the property are outbuildings comprising an old sheepfold, pigsty, garden, orchard and meadow.

All adjoining the main house.

Quiet surroundings, with footpaths nearby.

## 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

Located in the commune of Saint Hilaire de Voust, a commune with a few shops and services (bakery, grocery store, restaurant, elementary school), 10 min from La Châtaigneraie, a commune with shops and services (hospital, bakeries, supermarkets, schools...), 40 min from Niort, city with TGV station, hospital...

Approximate surface area in m<sup>2</sup> :

living room: 65  
ground-floor bedroom: 16  
cellar: 7.5  
bedroom 2 : 12  
bedroom 3 : 13  
living room upstairs: 25  
bathroom : 6  
attic: 53  
garage: 52  
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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