

Breathtaking views of the valley, serene and tranquil atmosphere, ideal for contemplation and relaxation.

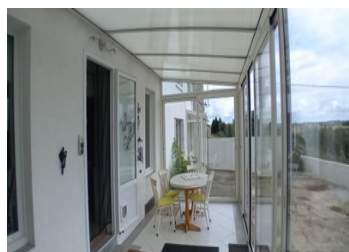


INFORMATION

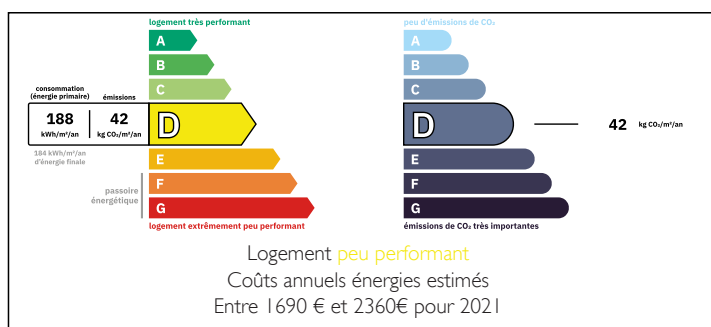
Town:	Montournais
Department:	Vendée
Bed:	3
Bath:	2
Floor:	169 m2
Plot Size:	488 m2

IN BRIEF

The ideal home to decompress, meditate, a haven of peace after a hard day's work or to enjoy a peaceful and well-deserved retirement. 26 km from Puy du Fou, 7km from Pouzauges, 27 km from Bressuire. 100Km from La Rochelle (For the pleasures of the sea), 100 km from Nantes and 100 km from Poitiers and their airports. In short, in the middle of everything you are looking for or need.



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.



LOCAL TAXES

Taxe foncière: 794 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house comprises:

On the ground floor:

Veranda of 17m²

A 37m² kitchen with AGA

A 30 m² living room

A second small veranda of 2m²

A walk-in shower and a toilet. (6 m²)

A boiler area. (5m²)

An 8 m² lean-to

Upstairs:

Part One:

A 10 m² bedroom.

A second bedroom of 9 m².

An "office" bedroom of 6.5 m².

Second part:

A bedroom of 13m²

A dressing room of 3m².

A bathroom of 11 m² with toilet and two sinks.

Outside:

A terrace.

An attached garage, and a small adjoining outbuilding too.

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