

## Charming Dual-Section Home in Tranquil Hamlet



## INFORMATION

Town:	Antigny
Department:	Vendée
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	1554 m2

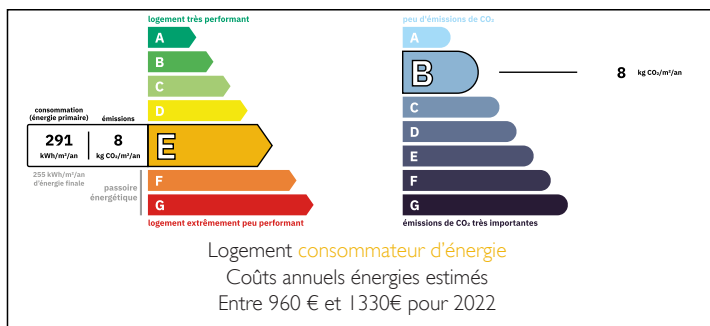
## IN BRIEF

Situated at the end of a quiet lane in a rural hamlet, this property is currently two houses. It could be reinstated as a single property or provide a rental opportunity.

Surrounded by the Vendée countryside, this property offers a peaceful retreat. It has good potential for rental income, situated not far from tourist attractions like the Puy de Fou and Futuroscope. There are forests and lakes nearby, and it is just over an hour's drive from Atlantic beaches and La Rochelle.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

The first house has 85 m2 of habitable space. It opens into a kitchen diner with some fitted cupboards and work tops. To the rear of the kitchen is a corridor with the wc and separate shower room. There is access here, to the boiler room and workshop. You can also get into the garages from the boiler room. To the left of the kitchen is a cosy lounge with a wood burner in the fireplace. There is also gas central heating. Upstairs there are 2 good-sized bedrooms.

The second house is smaller at approx 65 m2. The downstairs is open plan with a kitchen area to the rear. This too has a fireplace with a wood burner. WC and utility space. Upstairs there are two double bedrooms and a shower room. Outside there is parking space and a garden with views over the countryside. The double garage is attached to the main building. There is a covered terrace area ideal for outside dining and enjoying the view.

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