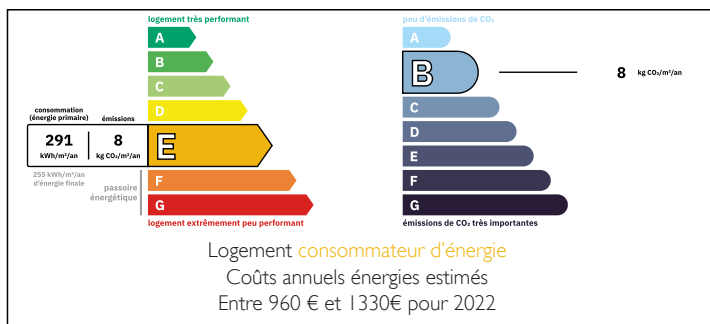


## Charming Dual-Section Home in Tranquil Hamlet



## ENERGY - DPE



## INFORMATION

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

## IN BRIEF

Nestled at the end of a tranquil lane in a picturesque hamlet, this unique property offers the perfect blend of comfort and versatility, divided into two distinct sections.

The first section welcomes you with a spacious kitchen, ideal for culinary adventures, and an inviting living room perfect for relaxation and entertaining. This part of the house also features two cozy bedrooms, a well-appointed bathroom, and a convenient double garage, providing ample space for storage and vehicles.

The second section is designed with an open-plan living space that combines modern elegance with cozy charm, creating a versatile area for dining, lounging, and more. This part also includes two additional bedrooms and a stylish bathroom, making it perfect for guests, extended family, or even rental opportunities.

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

Surrounded by the serene beauty of the Vendée countryside, this property offers a peaceful retreat from the hustle and bustle of everyday life while still providing all the amenities you need for comfortable living, as well as plenty of opportunity for income with rentals or bed and breakfast, situated not far from many tourist attractions like the Puy de Fou, Futuroscope, Aquariums, Zoo's ect.. all within less or just over an hours drive and Atlantic beaches that can be reached in 45 minutes guests will have plenty to do.

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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