

## COMPROMIS SIGNED - A cute 2 bed, 2-bath cottage with lovely views and garden



## INFORMATION

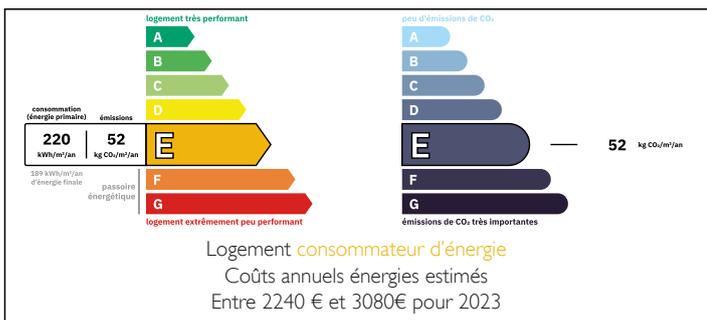
Town:	Saint-Maurice-des-Noues
Department:	Vendée
Bed:	2
Bath:	2
Floor:	80 m <sup>2</sup>
Plot Size:	1203 m <sup>2</sup>

## IN BRIEF

Situated in Epagne a hamlet 5km from Vouvant, one of the prettiest villages in France. Access to the forest very close by, with miles of walks. Lovely views from the terrace and a dog proof garden. 15-minute drive to the town of La Chataigneraie for supermarkets. etc. Forest and lakes are nearby, in an area that is very popular with tourists. One hour from lovely Vendéen beaches.



## 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: 286 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This pretty cottage has been reovated in the last 6 years. There is a gravelled section where you can park and a patio terrace to take in the wonderful sunset views.

The house is laid out as follows;

Ground floor is tiled throughout.

Door into the living room (25m<sup>2</sup>) which has an open fireplace, the staircase leading to the first floor and fitted bookcases.

Fitted Kitchen to the rear of the living room with good work top space and white cupboards.

To the right of the lounge is a vaulted bedroom (20 m<sup>2</sup>) with a door out to the front of the house.

Small hall, boiler room and a tiled bathroom with a wc. The boiler for the oil fired central heating was installed about 6 years ago.

1st Floor

Stairs lead directly to the second bedroom (20m<sup>2</sup>) which has an en-suite shower room with wc.

The terrace is outside the kitchen door and there is a further gravelled area which has storage for garden furniture etc. There is a new garden shed.

The main garden is behind the house and is laid to lawn. There is a well.

The septic tank drainage system functions well but does not fully conform to current regulations. The electrics have been upgraded.

There is no double glazing, but the windows and doors are in good condition and the loft space and front exterior walls have been insulated.

A perfect holiday retreat.

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Information about risks to which this property is exposed is available on the Géorisques...