

Delightful traditional 3 bed detached bungalow on the edge of town. Ideal holiday home. Near beach resorts.

EXCLUSIVE



INFORMATION

Town:	Saint-Christophe-du-Lignero
Department:	Vendée
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	410 m2

IN BRIEF

A detached 3 bedroom traditional Vendéen house in the village of St Christophe de Ligneron., a semi-rural location.

This light & homely property with countryside views and a secluded garden, provides a peaceful & relaxing environment. The bakery only a few minutes' stroll, cycle paths, attractive walks nearby and the beautiful Atlantic coastline only a 20 minute drive.

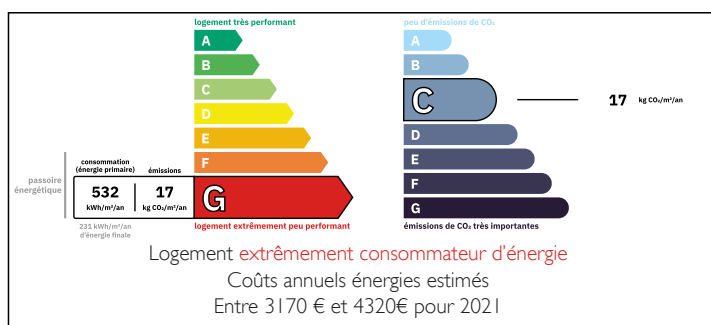
Ideal as a lock-up-and-leave holiday home, For use as a main residence, works to improve energy consumption are to be considered.

This house would benefit from some refreshment/ redecoration according to taste.

Double glazing, a new bathroom and a new roof have been added over recent years. At only 45 minutes' drive from Nantes with Airport and TGV. Excellent road links. 10 minutes from the bustling town of Challans with its markets, shopping & commercial centres, pool complex, cinema, numerous...

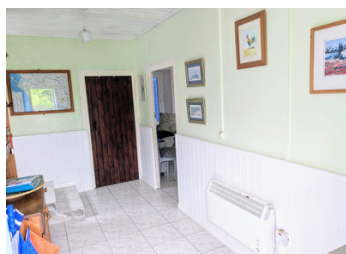


ENERGY - DPE



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

Detached single-storey house with recently renewed roof. Double glazed windows.

At the front of the property is a large storage area attached to the main building.

Entrance hall with storage cupboard, 6.18m², leading to bedroom one, 13.45m² and large modern bathroom, 8m², with double sinks, Italian shower and WC. Also accessed from the hallway the lounge diner, 18m², through to the Kitchen, 8.8m², bedroom two, 9.3m² with large walk-in cupboard, bedroom three, 8.64m². Private, enclosed garden laid to lawn with terrace and storage shed. Side access to the garden..

Works are already underway for the installation of fibre to the property and the electricity supplied by overhead lines & pylons is going underground.

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

LOCAL TAXES

Taxe foncière: 138 EUR

Taxe habitation: EUR

NOTES