

Spacious village house that needs finishing touches.



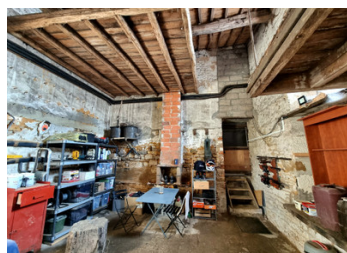
## INFORMATION

Town:	La Jaudonnière
Department:	Vendée
Bed:	4
Bath:	0
Floor:	185 m2
Plot Size:	845 m2

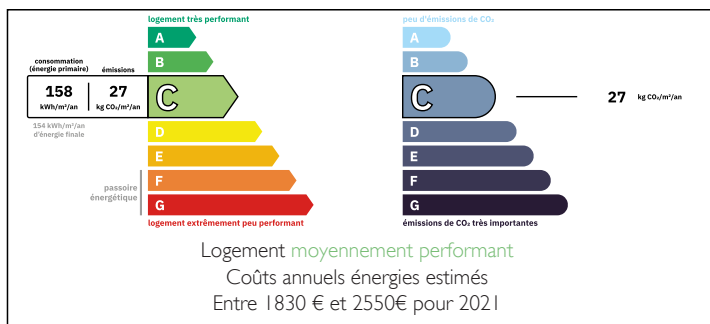
## IN BRIEF

Located in La Jaudonnière (85110), this 185m<sup>2</sup> house offers the charm of a typical village in the region, providing a peaceful and authentic living environment within a job market area that includes Chantonnay, Sainte Hermine, Fontenay-le-Comte, and La Châtaigneraie. It captivates with its tranquil surroundings and proximity to nature, allowing for outdoor walks just steps from your doorstep. Additionally, its location halfway between Puy du Fou and the sea is strategic for those looking to use it as a vacation home.

On an enclosed plot of 845 m<sup>2</sup> with outbuildings, the ground floor features a large new kitchen, a living room, and a bathroom with a separate toilet. On the first floor, there are four bedrooms, two of which are very spacious and could be subdivided.



## 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

The entire property, including the convertible attic, offers possibilities for multiple personal or professional layout projects.

This property is connected to the main sewer system and fiber-optic internet.

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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