

Stone country house, 125 m , three bedrooms, terrace, car port, workshop, garden, ECD D



INFORMATION

Town:	Le Tablier
Department:	Vendée
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	611 m2

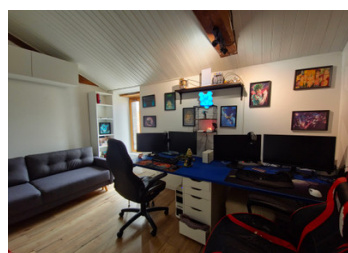
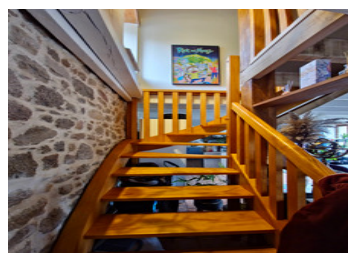
IN BRIEF

I offer this quality renovated property located in a quiet hamlet close to Piquet and the Yon valley footpaths.

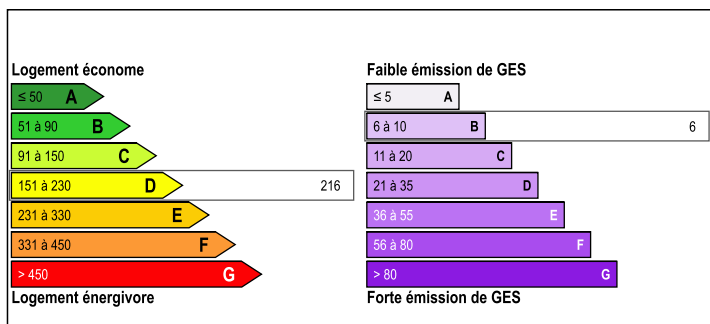
Situated in the commune of Le Tablier, 7 minutes from Rives de l'Yon, a commune with a few local shops and services, 12 minutes from Mareuil sur Lay, a commune with shops and supermarket services, 23 minutes from Luçon and La Roche-sur-Yon (Vendée prefecture, train station, hospital, etc.), 40 minutes from the sandy beaches and 1h10 from Nantes airport.

The house features a very pleasant 65 m² living room with open kitchen and wood-burning stove, accessed via a laundry room with toilet or directly from the living room.

Upstairs, a landing leads to three bedrooms, one with a large dressing room (25 m²), one with



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 property offers a walled terrace in front of the house, a car port for two cars and a closed workshop as well as a garden.

- * double-glazed windows
- * wood-burning stove
- * possibility of rental income for the master suite
- * smooth satellite internet connection
- * septic tank works but no longer compliant

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

LOCAL TAXES

Taxe foncière: 472 EUR

Taxe habitation: EUR

NOTES