

Renovated farmhouse 7 rooms 247 m Moutiers-sur-le-Lay stable 3 boxes and fenced paddocks 2ha DPE B



INFORMATION

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|-------------|---------------------|
| Town: | Moutiers-sur-le-Lay |
| Department: | Vendée |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 247 m2 |
| Plot Size: | 19312 m2 |

IN BRIEF

Situated in a quiet hamlet in the Vendée bocage, I offer this qualitatively renovated property offering the charm of the old and modern conveniences.

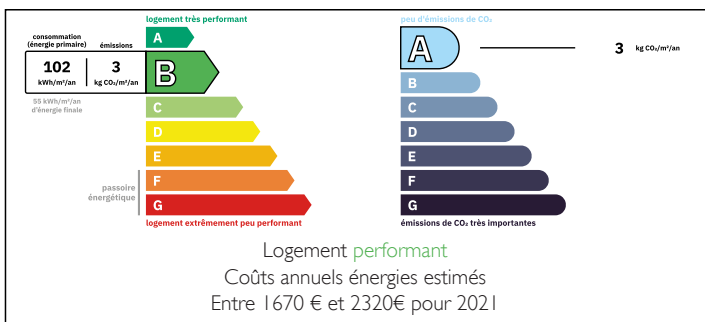
The commune of Moutiers sur le Lay offers a number of shops and services including: bakery, restaurants, bank...

A83 freeway 10 min (Bournezeau), Ste Hermine 10 min (shops and services), Luçon (TER train station) 15 min, La Roche-sur-Yon (all shops and services, TGV train station) 25 min and the coast 45 min away.

The house features a large, bright living room with open fireplace (45 m²), a fitted and equipped kitchen with wood-burning stove (26 m²), access to the terrace with 8x4m swimming pool with dome, and a laundry room. The 53 m² master suite includes a bedroom, bathroom with bath, shower and WC.

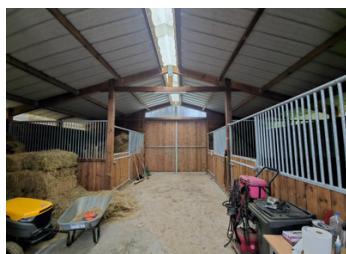


ENERGY - DPE



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

Useful information :

heat pump and wood heating
fiber not connected but possible
individual sanitation
recent work: roofing, insulation, openings, swimming pool, equestrian facilities, stables

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

LOCAL TAXES

Taxe foncière: 1090 EUR

Taxe habitation: EUR

NOTES