

Single-storey house 142 m , 4 bedrooms built on a plot of almost 1 ha, not overlooked



INFORMATION

Town:	Saint-Sulpice-en-Pareds
Department:	Vendée
Bed:	4
Bath:	1
Floor:	142 m2
Plot Size:	9580 m2

IN BRIEF

This beautifully renovated 1975 house is located in a hamlet in the Vendée bocage, not overlooked.

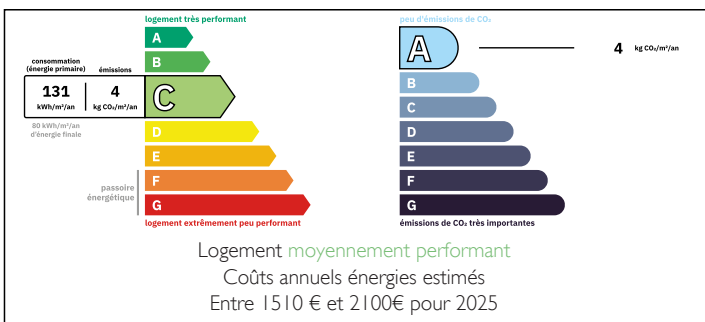
Located 7 minutes from La Châtaigneraie, a village with all amenities: shops and services including a bakery, three supermarkets, McDonald's, restaurants, tearoom, chemists, banks, petrol stations, DIY stores, post office...

It comprises an entrance hall with storage space, a large living room with pellet stove and French windows opening onto the terrace, a fitted and equipped kitchen, a utility room, a corridor leading to four bedrooms, one of which has a dressing room and office space, a shower room and a separate toilet.

A large attached garage can accommodate a vehicle and a workshop, and the grounds are planted with

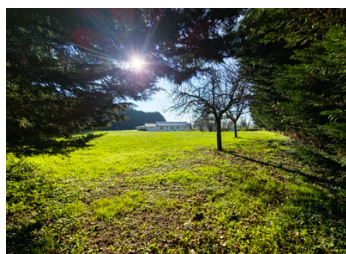


ENERGY - DPE



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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

Additional information:

Approximate surface area in m² :

kitchen : 20

living room : 38

bedroom 1 : 10.50

bedroom 2 : 12.50

bedroom 3: 13

bedroom 4 with dressing room: 20

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

LOCAL TAXES

Taxe foncière: 478 EUR

Taxe habitation: EUR

NOTES