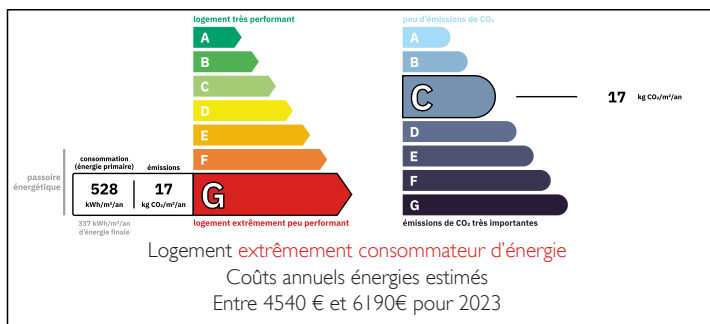


Character 3 bed house with rustic charm. Rural location, close to small town; 14km from Tthe coast.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Commequiers
Department:	Vendée
Bed:	3
Bath:	2
Floor:	141 m2
Plot Size:	4000 m2

IN BRIEF

This attractive house in a hide-away, rural location on the edge of Commequiers is surrounded by a pleasant lawn, mature trees & shrubs with views of the open countryside.

For a main residence, the original part of the house would benefit from insulation improvements. The windows here are single glazed. The timbers from the roof are exposed.

The extension, built in 2001 to thermal standards, has double glazed windows and external wooden cladding.

This property makes an ideal secure 'lock-up-and-leave' holiday home.

The town has bakeries, a supermarket, pharmacy, doctors, schools, café & restaurants, a weekly market etc and even a velo rail. The beautiful Vendée beaches are only a short drive away.

Situated between Challans & St Gilles Croix-de-Vie, both with railway stations (Nantes 1hr) for TGV to Paris or the Airport.

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 original house was constructed in the 1970's in the style of a longère. The windows here are single glazed. The timbers from the roof are exposed.

An extension was added in 2001 in a sympathetic style, fully insulated with double glazing, which fits tastefully into the surroundings. The entrance door opens onto a hallway leading on one side to the vast living area of 59 m² and through to the kitchen/breakfast room, 16.6 m² and on the other side, the three bedrooms. Bedroom one 16.1 m² has an ensuite shower room. There is a separate WC in the hall. Bedrooms two & three both 13.8 m² are in the extension, as is a bath & shower room with WC.

The storage room, next to the kitchen, is 18m².

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

LOCAL TAXES

Taxe foncière: 836 EUR

Taxe habitation: EUR

NOTES