

Single-storey house 168 m<sup>2</sup>, three bedrooms, garage with views over the countryside.



## INFORMATION

Town:	La Bretonnière-la-Claye
Department:	Vendée
Bed:	3
Bath:	2
Floor:	168 m <sup>2</sup>
Plot Size:	1180 m <sup>2</sup>

## IN BRIEF

Situated in a quiet hamlet, let yourself be seduced by this harmonious property with views overlooking unspoilt nature and meadows as far as the eye can see.

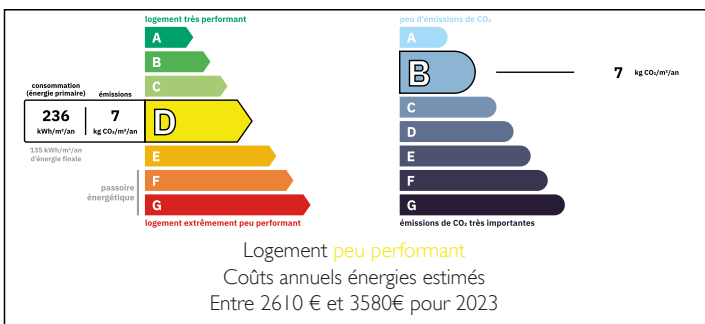
The house is set in enclosed grounds with gates, a partly asphalted courtyard, lawn and relaxation area, above-ground pool and garage.

The atmosphere is warm and inviting, the light well distributed, the living room pleasant to live in with its windows opening onto nature and the terrace, and the wood-burning stove adding a touch of well-being.

You'll feel right at home when you arrive.

The commune of La Bretonnière La Claye has a number of shops and services, including a bakery, hairdresser and elementary school.

## 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 house comprises: an entrance hall with cupboards (6.75 m<sup>2</sup>), a day area comprising a fitted kitchen with access to the terrace, a dining area (34 m<sup>2</sup>), a laundry room (7.60 m<sup>2</sup>), a living room with wood-burning stove (28.50 m<sup>2</sup>) with access to a terrace, a recent veranda (2024 of 18 m<sup>2</sup>).

A night space comprising: a WC, a bathroom, two bedrooms, a suite (30 m<sup>2</sup> bedroom, dressing room, shower room with WC).

The property also includes a garage with workshop space and a shed.

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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 foncière: 800 EUR**

## NOTES