

Single-storey house with 3 rooms, 110 m², enclosed grounds of 3783 m² partly divisible with view of nature.



INFORMATION

Town:	Vouillé-les-Marais
Department:	Vendée
Bed:	2
Bath:	1
Floor:	111 m ²
Plot Size:	3783 m ²



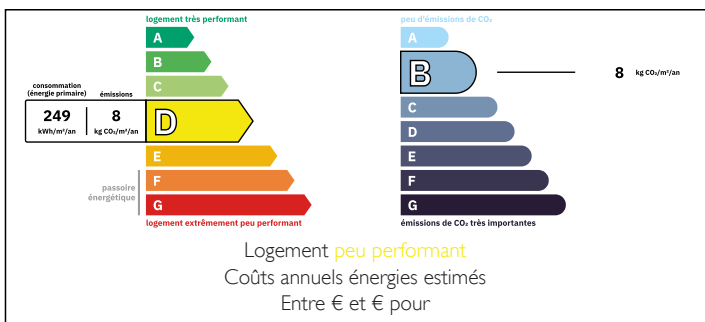
IN BRIEF

Located in Vouillé les Marais, a rural commune 7 min from shops and amenities, 40 min from sandy beaches, 40 min from La Rochelle (TGV station, airport).

Access is via an electric gate, the property is fenced, and it is possible to divide the plot and set up a construction project.

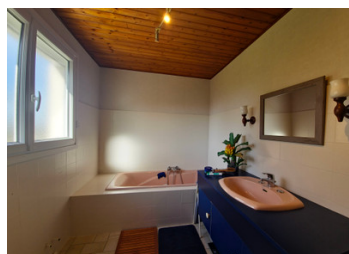
This single-storey house comprises: a small veranda (7.80m²) serving as entrance, a laundry room (3m²), a fitted kitchen/dining room (31m²) with a wood-burning stove, direct access to the south-facing wooden terrace overlooking the marsh, a living room (24.50m²), two bedrooms (18.22/18.60m²), a dressing room, a WC and a bathroom with shower (7.45m²).

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

Completing the property:

A garage/workshop with sectional door, a car port for two vehicles, an outbuilding, a kennel, and a 15 m² room adjoining the house.

- * centralized vacuum system
- * right to pump water from the river
- * individual sanitation not compliant
- * approximate surface area

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

LOCAL TAXES

Taxe foncière: 898 EUR

Taxe habitation: EUR

NOTES