

UNDER OFFER Terraced village house, fully renovated with garage and pretty enclosed garden



INFORMATION

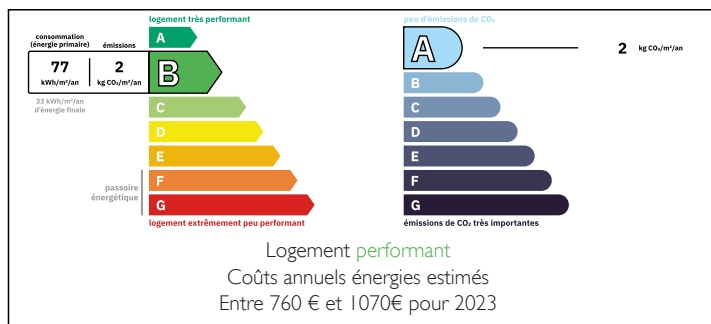
Town:	La Châtaigneraie
Department:	Vendée
Bed:	3
Bath:	1
Floor:	118 m ²
Plot Size:	670 m ²

IN BRIEF

Situated in a courtyard in the centre of the village of Antigny only 4 km from the town of La Chataigneraie. Not on a busy road and walking distance to the primary school and sports stadium, as well as all the Village facilities. Only 1 hour from the lovely Vendéen beaches and La Rochelle .

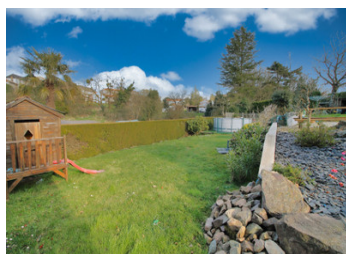


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 344 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This terraced property has been greatly improved and renovated over the last 12 years. With a Band B for energy, it is an efficient and economical house to run. It has heating and hot water supplied by heat pumps, and there are 24 solar panels to cope with the cost of electricity. Double glazing throughout and a useful attached workshop and garage. The electrics are in excellent order.

The house is in good decorative order with a fitted modern kitchen and an impressive extension bringing light and space at the rear, looking on to the lovely garden which has several areas for dining, playing or growing. Fibre is installed at the property and it is on main drains.

The house is laid out as follows;

Main Floor

entrance hall

lounge (31 m²)

modern fitted kitchen (25 m²)

veranda/ dining room extension (20) m²

italian style shower in tiled modern bathroom.

WC with storage cupboards

First Floor;

landing with small office -surface of 7m²approx and a space for access to workings for heating etc

wc,

corridor serving 2 double bedrooms with storage space (12, 11, m²) and a small child's room.

Accessed internally from the veranda and from the exterior is a workshop of approx 38 m²

Stairs leading down to a garage and store.

Well maintained garden with lawn, some landscaping and a wooden terrace next to an above ground pool. Child and pet friendly as it is enclosed.

Nothing to do, and future proofed for comfortable living, this is an excellent starter home for a couple, or family with...