

Charming Country home in the vendee countryside.

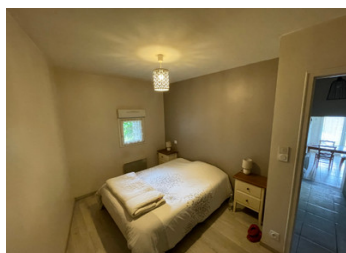


INFORMATION

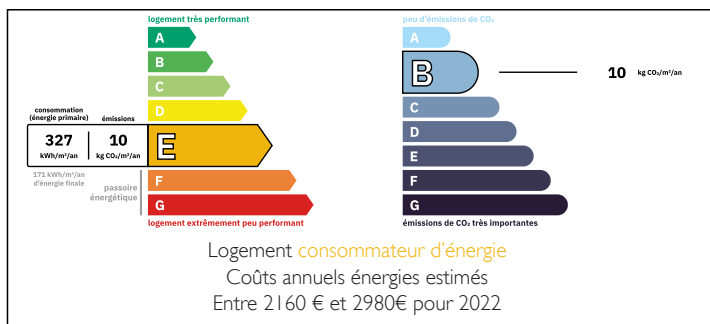
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|-------------|---------------------|
| Town: | Tallud-Sainte-Gemme |
| Department: | Vendée |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 91 m2 |
| Plot Size: | 1661 m2 |

IN BRIEF

For sale in Tallud-Sainte-Gemme, this charming detached house is nestled in a peaceful and green environment—ideal for those seeking tranquility. Built before 1948, it offers approximately 95 m² of living space and sits on a large plot of land, which also includes several outbuildings such as two garages, a shed, and two storage shelters. The property is not part of a co-ownership, ensuring complete freedom of use and development.



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

Inside, the ground floor features a cozy living room, a welcoming dining room, a sunlit veranda, a functional kitchen, one bedroom, a shower room, separate toilets, and two attached garages. Upstairs, there are two additional bedrooms, a mezzanine, and a landing area, with inaccessible attic space that offers further potential. Outside, the generous grounds and annexes provide endless possibilities for gardening, DIY projects, or custom outdoor setups.

Diagnostics carried out in November 2024 confirm that there are no termites present and that the property is not exposed to any major natural risks. The energy performance report estimates annual energy costs between €2,160 and €2,980, thanks to a mixed heating system that uses electricity and wood. Some improvements are recommended, particularly in insulation and electrical installation, to modernize the home and boost energy efficiency.

This property is a true opportunity for those looking for an authentic, peaceful place to live, with character and strong potential for customization. It will appeal to families, renovation enthusiasts, or anyone wishing to settle in the beautiful Vendée countryside. For more information or to arrange a viewing, we'll be happy to guide you through your project.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES