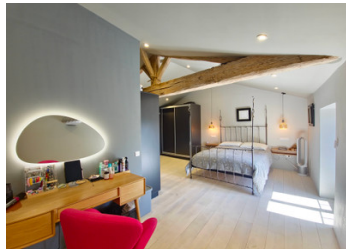


Renovated house 3 air-conditioned bedrooms with shower room and WC, 6 rooms 191 m , enclosed garden, DPE B



## INFORMATION

Town:	La Bretonnière-la-Claye
Department:	Vendée
Bed:	3
Bath:	3
Floor:	191 m2
Plot Size:	220 m2



## IN BRIEF

Situated in the village, let yourself be seduced by this qualitatively renovated property with an interior courtyard.

The house was built using the limestone rubble typical of the region.

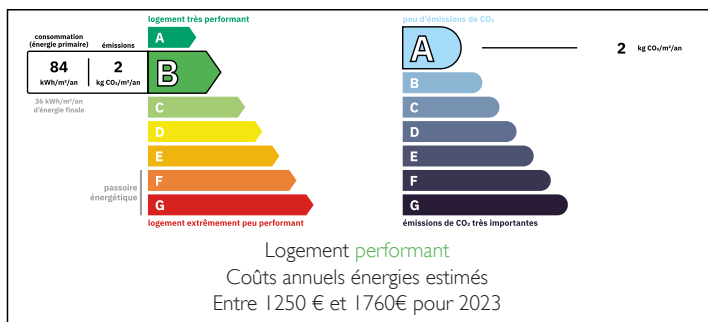
The property comprises a dwelling house comprising of :

first floor: entrance hall, fitted and equipped kitchen, living room with home automation velux windows, office/laundry room, WC, bedroom with fitted closets, shower room and WC.

First floor: landing leading to two bedrooms, both fitted with closets, shower room with WC.

Completing the property: a barn, a garage, an outbuilding and two bio-climatic pergolas in the courtyard.

## 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

Further information:

Approximate surface areas in m<sup>2</sup> :

kitchen / dining room: 31

living room: 41

office/laundry room: 34

bedroom 1: 20

bedroom 2: 20

bedroom 3: 29

outbuilding with fireplace: 20

barn: 41

garage: 43

Central heating: heat pump (underfloor heating and radiators).

Bedrooms: reversible hot/cold air heat pump (air-conditioning).

Aluminium solar powered electric shutters

septic tank (micro station) conform

Possibility of purchasing internal and external furniture (price not included).

A medical center and grocery store are under construction in the village.

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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: 1049 EUR**

**Taxe habitation: EUR**

## NOTES