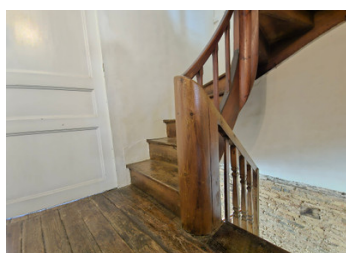
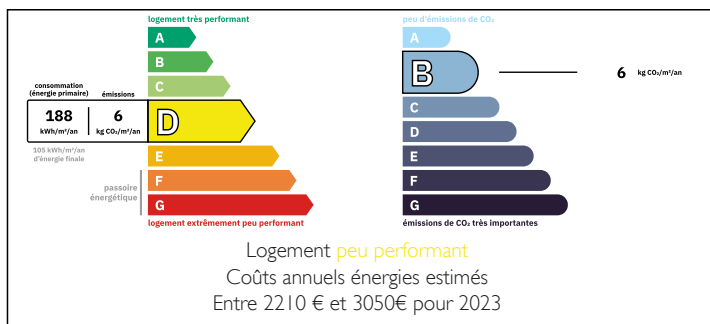


Renovated village house, 175 m , 4 bedrooms, courtyard and outbuilding. DPE D at Moulleron Saint Germain.

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Moulleron-Saint-Germain
Department:	Vendée
Bed:	4
Bath:	2
Floor:	175.15 m2
Plot Size:	258 m2

## IN BRIEF

I offer you this charming village house, located in Moulleron Saint Germain, a pleasant commune with several shops and services (bakery, pastry shop, grocery store, restaurant, bank, hairdresser, post office, doctor, dentist, elementary school...).

Situated 10 min from La Châtaigneraie, a town with shops and services (supermarket, hospital), 15 min from Chantonay, a town with shops and services (TER station, supermarkets...), 1h10 from the Vendée beaches and Nantes (TGV station, airport).

This carefully renovated property comprises on the first floor: a living room with fitted kitchen and dining room, a shower room with toilet, a living room with wood-burning stove, a storeroom.

The second floor comprises a landing leading to three bedrooms and a bathroom with WC.

On the second floor, a large dormitory-type bedroom and a small attic.

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

Additional information:

approximate surface s in m<sup>2</sup> :

kitchen / dining room: 34  
shower room with WC: 2.40  
living room with wood-burning stove: 25 m<sup>2</sup>  
laundry room 4  
bedroom 1: 10  
bedroom 2: 20  
bedroom 3: 21  
bedroom 4 (dormitory): 35  
bathroom with WC: 9.70  
outbuilding: 30

- wood-burning stove and electricity
- DPE D
- main drain compliant
- complete new roof (2020).

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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: 233 EUR

Taxe habitation: EUR

## NOTES