

Beautifully presented village home built in 2007, with peaceful surroundings and garden

EXCLUSIVE



INFORMATION

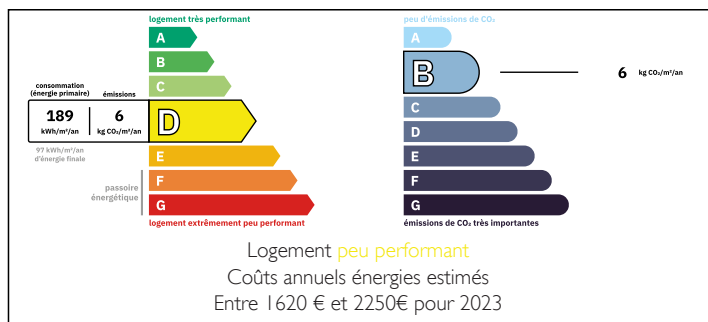
Town:	La Caillère-Saint-Hilaire
Department:	Vendée
Bed:	3
Bath:	2
Floor:	121 m2
Plot Size:	5594 m2

IN BRIEF

A stylish and welcoming home nestled in a quiet village setting. Tastefully decorated throughout, the interior blends comfort and charm, offering a warm and relaxing atmosphere. The garden provides a tranquil outdoor space, making this an ideal home for those seeking peace and character.



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: 765 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Down a gated driveway, this stylish and well-maintained home offers comfort, space, and peace just minutes from town. A charming covered porch (3m²) welcomes you into the property, leading to a welcoming entrance (10m²) with cloakroom (2m²). The bright open-plan lounge and dining area (42m²) with windows and patio doors opening to both front and rear gardens - perfect for enjoying the natural light all day long. An arched opening leads to a fully fitted kitchen (13m²), ideal for everyday living.

A half flight of stairs takes you to the landing (4m²), with two well-sized bedrooms (12m², 12m²), a family bathroom (4m²), and a master bedroom (15m²) with its own shower room (7m²). Below, the lower level houses a double garage (30m²), a practical workshop, (16m²) and a utility room (12m²) with plumbing for a washing machine and built-in sink.

Outside, the property has lawned areas with mature trees and features recently landscaped patios at the front and back - ideal for summer dining and relaxation. A brick-built barbecue adds charm to outdoor entertaining, and at the bottom of the garden, a private meadow offers additional space and possibilities.

All measurements are approximate.

Location and access:

The property is ideally situated in the peaceful village of La Caillère-Saint-Hilaire (85410), 13km from Chantonnay (around 15 minutes by car), where you'll find a full range of amenities including a school, shops, pharmacy, bakery, cafés, and a TER train station.

Local daily essentials such as a mini-market (Spar), a local restaurant, tabac/bar, bank...