

Country Family Home in Cheffois, La Vendée spacious, x3 bedrooms, modern and well renovated



INFORMATION

Town:	Cheffois
Department:	Vendée
Bed:	3
Bath:	2
Floor:	168 m ²
Plot Size:	1830 m ²



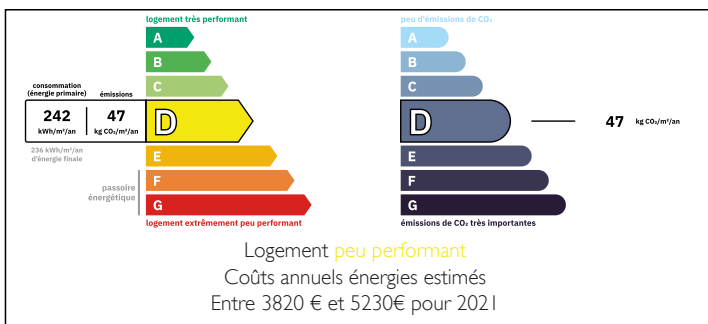
IN BRIEF

This is a well-maintained and attractive 3-bedroom family home in the Vendée, combining traditional style with modern features. The house includes a spacious and bright lounge, dining area, and kitchen, laid out for practical everyday living. There are two modern shower rooms one on each floor, each with a sink and WC.

Outside, the terraces and landscaped garden surrounding the house offer plenty of space for outdoor dining and relaxation in a peaceful countryside setting. This property is well-suited for a family looking for a quiet home in one of France's most scenic regions.

The village of Cheffois is just 4 km away and offers essential services such as restaurants, a bar, and a bakery. For more extensive shopping and amenities, the larger town of La Châtaigneraie is nearby. Beaches/La Rochelle 1 hr away.

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

The house comprises of :

Ground Floor:

Entry hall : 20m²

Living room : 25m²

Dinning room : 25m²

Kitchen : 25m²

Laundry room : 6m²

and a shower room, along side multiple storage areas and a large cellar

First Floor:

Mezzanine / Landing : 20m²

Bedroom 1 : 25m²

Bedroom 2 : 12m²

Bedroom 3 : 10m²

And a spacious bathroom 10m² - all measurements are non-contractual.

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

LOCAL TAXES

Taxe foncière: **566 EUR**

Taxe habitation: **EUR**

NOTES