

Modern 3-bed home with large garden, meadow and garage in a peaceful Vendée village

EXCLUSIVE



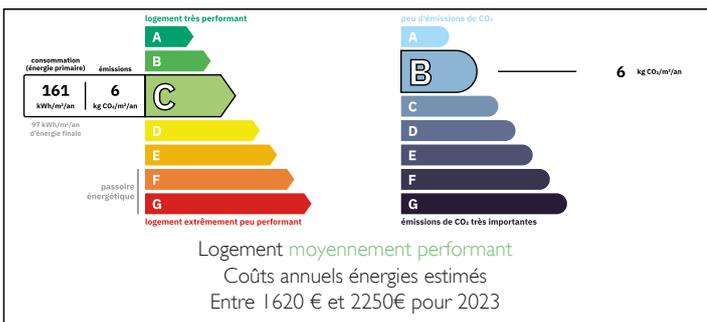
INFORMATION

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

IN BRIEF

Set in a peaceful Vendée village, this bright and modern 3-bed home offers 121 m² of comfortable living, a spacious open-plan lounge, master suite, double garage and over 5,500 m² of garden and meadow. Built in 2007 and beautifully maintained, it's the perfect countryside retreat close to Chantonay, local amenities and Atlantic coast beaches.

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

In a peaceful rural village, this beautifully presented home (built in 2007) offers 121 m² of comfortable, modern living space on a generous 5,594 m² plot of mature garden and meadow. Down a gated driveway, you enter via a covered porch into a welcoming hallway with cloakroom, leading into a bright, open-plan lounge and dining area (42 m²) with large windows and patio doors opening to both the front and rear gardens — perfect for all-day light and relaxing indoor-outdoor living.

The fully fitted kitchen (13 m²) is ideal for family meals, while a half-flight of stairs leads to the upstairs landing, two well-sized bedrooms (each about 12 m²), a family bathroom, plus a master suite (15 m²) with its own shower room (7 m²).

On the lower level, you will find a double garage (30 m²), a useful workshop (16 m²) and a utility room with plumbing for a washing machine and a built-in sink (12 m²).

Outside, the grounds are beautifully laid out with lawned areas, mature trees, landscaped patios front and back, a brick-built barbecue, and a private meadow - offering plenty of space for entertaining, relaxing or even a small hobby project.

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...

LOCAL TAXES

Taxe foncière: **765 EUR**

Taxe habitation: **EUR**

NOTES