

Charming yet spacious detached house with 4 bedrooms and a one bed annexe a few minutes from La Châtaigneraie

EXCLUSIVE



## INFORMATION

Town:	La Tardière
Department:	Vendée
Bed:	5
Bath:	3
Floor:	172 m2
Plot Size:	1130 m2

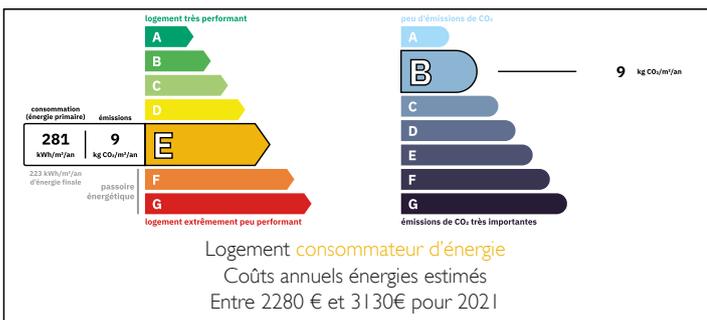
## IN BRIEF

This traditional stone built cottage would make the perfect holiday home or permanent residence for anyone seeking a privacy and tranquility in a location that's only a few minutes drive from a thriving town with all key amenities. The property is accessed via a quiet lane about 350m long that serves only this and one other property - so there's no through traffic. La Châtaigneraie which boasts a full range of restaurants, shops, retail parks and other services is only 3 km (5 minutes by car) from the property. Further afield, the Vendée coast is just over an hour away and the drive to La Rochelle takes 90 minutes.

The house itself is well maintained with spacious rooms and plenty of natural light whilst the garden is a good size but manageable. There are also plenty of footpaths...



## 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

### GROUND FLOOR

Kitchen 28m<sup>2</sup>

Living room 24m<sup>2</sup>

Bedroom 13m<sup>2</sup> plus en suite bath room and WC

### FIRST FLOOR

Landing/passage

Bedroom (currently used as an office) 15m<sup>2</sup>

Bedroom with en suite shower and WC 21m<sup>2</sup>

Bedroom 28m<sup>2</sup>

### OUTSIDE

Enclosed garden

Garage

Annexe with:

Living room/kitchen (ground floor) 19m<sup>2</sup>

Bedroom with en suite shower room and WC (first floor) 17m<sup>2</sup>

The septic tank is in good working order but but does not confirm to current standards.

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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: **377 EUR**

Taxe habitation: **EUR**

## NOTES