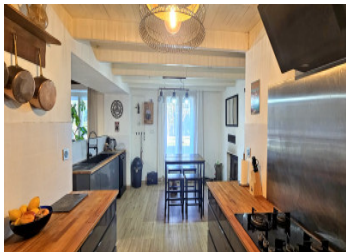


Stone family house 137 m – 6 bedrooms – Enclosed garden – Energy performance D – located in the Vendée bocage



## INFORMATION

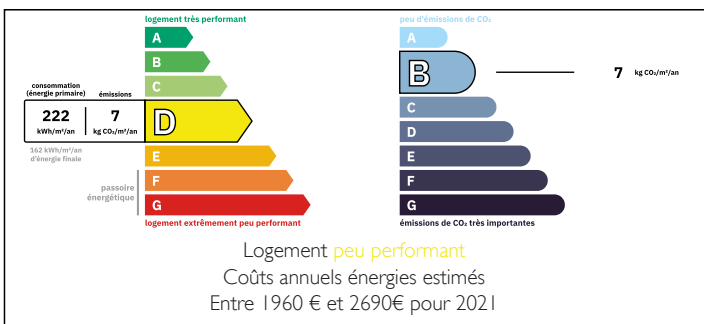
Town:	Thouarsais-Bouildroux
Department:	Vendée
Bed:	6
Bath:	1
Floor:	137 m <sup>2</sup>
Plot Size:	615 m <sup>2</sup>

## IN BRIEF

Ideally located in the commune of Thouarsais-Bouildroux, this property benefits from a garden while remaining close to amenities. Local shops are accessible just 1.5 km away, in the commune of La Caillère-Saint-Hilaire: bakery, small supermarket with butcher-charcuterie section, restaurant, café/gaming area, post office, and hair salon.

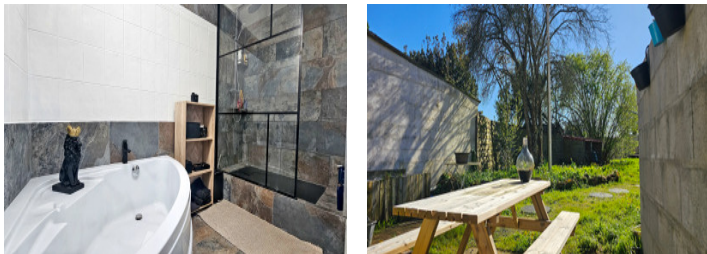
In 15 minutes, the town of Chantonnay offers a pleasant living environment with all shops, services, and a TER train station facilitating your travel. You will also reach the sandy beaches of the Vendée coast in about 1 hour, as well as Nantes Airport in 1 hour and 10 minutes.

## 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

This character property consists of a stone house, parking spaces, and an outbuilding, all on a fenced plot of approximately 615 m<sup>2</sup>.

The house offers a functional layout and beautiful volumes:

On the ground floor:

You will find a fitted and equipped kitchen of about 20 m<sup>2</sup>, enhanced by a wood insert, open to a warm living-dining room of 30 m<sup>2</sup> with a pellet stove.

This level also includes two bedrooms (13.85 m<sup>2</sup> and 12.72 m<sup>2</sup>), a gym with an independent entrance (ideal for a professional activity or a wellness area), a bathroom equipped with a bathtub and a shower, a separate toilet, as well as a hallway with direct access to the garden.

On the first floor:

A first landing serves three bedrooms (17.70 m<sup>2</sup>, 13 m<sup>2</sup> and 13 m<sup>2</sup>).

A second area distributes a bedroom with a dressing room (11.62 m<sup>2</sup> + 10 m<sup>2</sup>), offering a comfortable additional sleeping space.

Services and equipment:

Mixed heating: wood insert, pellet stove, and electric radiators

PVC windows double glazing

Installed fiber optic

Recent and compliant individual sanitation

Note: The property is located on a departmental road with moderate traffic.

The areas are given for information purposes.

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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: 511 EUR

Taxe habitation: EUR

## NOTES