

## Spacious 3–4 bedroom town house with mezzanine, cellar and garden in Sigournais

EXCLUSIVE



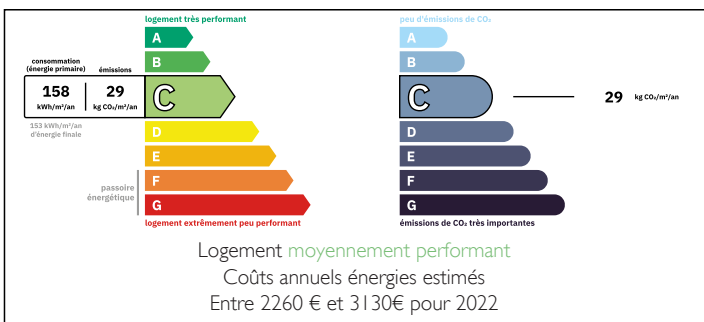
## INFORMATION

Town:	Sigournais
Department:	Vendée
Bed:	4
Bath:	2
Floor:	134 m <sup>2</sup>
Plot Size:	806 m <sup>2</sup>

## IN BRIEF

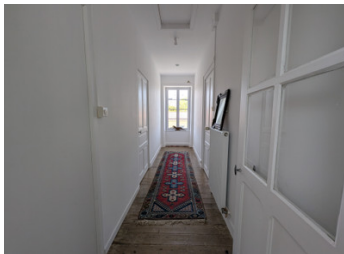
Situated on the edge of a charming village near Bazoges-en-Pareds, this south-facing traditional family home combines character, comfort and community living. Bright and welcoming with many renovation works already completed and a conforming septic tank system, the property enjoys a peaceful setting close to schools, local shops, café, boulangerie and village festivities. Ideal as a family home or countryside retreat in the Vendée.

## ENERGY - DPE



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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 spacious through kitchen is full of charm with exposed dark beams and a cosy informal dining area ideal for family life. At the end of the kitchen is a practical utility and WC space with sink, heated towel rail and cupboards discreetly housing the washing machine and tumble dryer. Stone steps lead down to the cellar which has been excavated and fitted with drainage and electrics, with glass block windows bringing in light. This space was formerly used as a winery and tasting area.

The lounge and formal dining room offers an elegant yet comfortable entertaining space. Upstairs, the mezzanine provides flexible sleeping accommodation, alongside two double bedrooms including one with beautiful original waxed wooden floorboards, a shower room with Italian-style shower, double sink unit, heated towel rail and VMC system, as well as a spacious parental bedroom.

The house is heated by gas with a De Dietrich remote thermostat. The owners state that the boiler was installed in 2019 with an exterior gas tank. It also benefits from two highly efficient wood burners, one in the kitchen and one in the lounge and dining room. A VMC ventilation system is installed with additional boost ventilation in the kitchen and mezzanine area. Fibre connectivity is available.

Outside, the enclosed garden features several fruit trees including fig, pear and apple. A lovely veranda with shaded overhang creates the perfect setting for outdoor dining, apéritifs and barbecues with family and friends. There is also a prepared...

## LOCAL TAXES

Taxe foncière:	423 EUR
Taxe habitation:	EUR

## NOTES