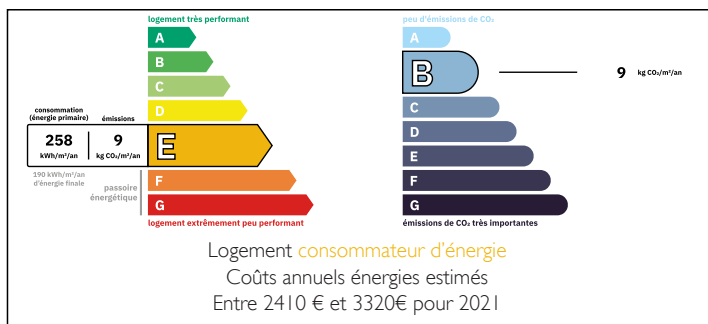


19th-century farmhouse, 130 m², 3 bedrooms, outbuildings, 2,248 m² lot in Champ-Saint-Père

EXCLUSIVE



ENERGY - DPE



INFORMATION

| | |
|-------------|---------------------|
| Town: | Le Champ-Saint-Père |
| Department: | Vendée |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 130 m ² |
| Plot Size: | 2248 m ² |

IN BRIEF

Exclusively, discover this charming renovated farmhouse located in a peaceful hamlet in Champ-Saint-Père, just 20 minutes from the beaches of Longeville-sur-Mer.

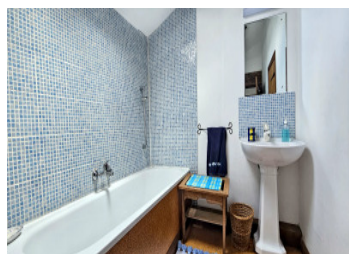
The town offers local shops and services: a bakery and pastry shop, a mini-market, a pizza shop, a tobacco shop/post office, a bank... The nearest restaurants are 7 minutes away. Luçon, with all shops, services, and a TER train station, is 15 minutes away, and La Roche-sur-Yon is 25 minutes away.

The home, approximately 130 m², features on the ground floor an entryway, a bathroom with a toilet, a kitchen with access to the terrace, and a cozy living room with a wood-burning stove that also opens to the outdoors.

Upstairs, a landing leads to three bedrooms, an office that could serve as a guest room, a bathroom,

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

Additional information:

Wooden window frames with single-pane glass
septic tank
Fiber-optic connection available

Approximate size m²

Ground floor:

Entrance: 5
Bathroom / Toilet: 3.15
Kitchen: 21.50
Living room: 38

First floor:

Bedroom 1: 14
Bedroom 2: 15.30
Bedroom 3: 13
Office: 5
Bathroom: 5.20

Outdoor areas and outbuildings:

Terrace: 35
Workshop: 7
Outbuilding: 43
Small attics: 8.30 / 8 / 6

Property Inspections :

Electrical system compliant
No asbestos
No termites
Lead present in the paint of an old window
Energy Efficiency Rating: E

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

LOCAL TAXES

Taxe habitation: EUR

NOTES