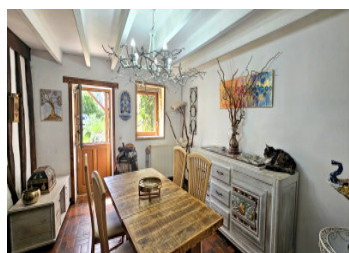
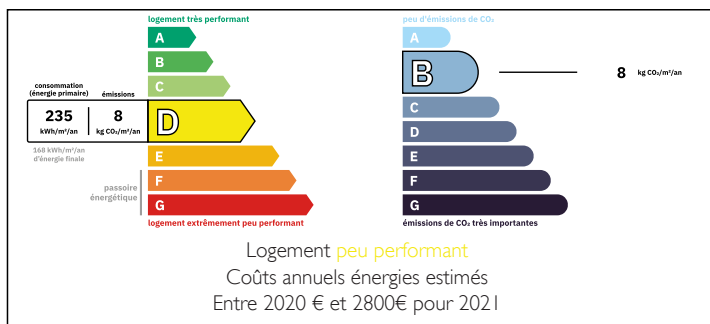


Charming 137m home with a pool, 3 bedrooms, outbuildings, and 7,822 m of land in Saint-Hilaire-le-Voust

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Hilaire-de-Voust
Department:	Vendée
Bed:	3
Bath:	2
Floor:	137 m2
Plot Size:	7822 m2

IN BRIEF

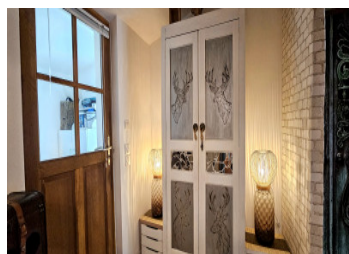
Leggett Immobilier invites you to discover this charming, character-filled property, nestled in a pristine setting with no immediate neighbors, offering peace, space, and nature.

Located in the Vendée countryside, in the town of Saint-Hilaire-de-Voust, you'll have access to local shops and services (bakery, grocery store, restaurant, elementary school), while being just 10 minutes from La Châtaigneraie and its many amenities (supermarkets, schools, hospital, shops). Niort, with its TGV station and amenities, is just a 40-minute drive away.

The house features, on the ground floor, a fully equipped kitchen, a living room, a cozy sitting room with a wood-burning stove, a bedroom, a bathroom with a shower and toilet, a half-bath with a toilet, and an entryway. Upstairs, you'll find two bedrooms and a loft.

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.



LOCAL TAXES

Taxe foncière: **434 EUR**

NOTES

DESCRIPTION

Outside, this property features a stunning 7,822 m² lot, comprising a lovely landscaped garden and a vast meadow, offering an ideal setting for nature lovers and pet owners.

You'll also enjoy a heated pool for sunny days, a well, a horse stall, a chicken coop, a dog kennel, and a garage-workshop. A true haven of peace where tranquility, space, and quality of life abound. Hiking trails nearby.

Additional information:

Approximate square footage:

Kitchen: 18 m²

Living room: 18.50 m²

Family room: 23 m²

Bedroom 1: 12.30 m²

Bedroom 2: 20.50 m²

Bedroom 3: 12 m²

Mezzanine: 12.50 m²

Outbuildings:

Garage/workshop: 18 m²

Horse stall: 15 m²

Shed: 9 m²

Pergola: 14 m²

Features:

Heated pool: 8.40 x 4.20 m

Air-to-water heat pump central heating

Double-glazed windows

Fiber-optic connection

Energy performance rating: D

Well

Please note: private sewage system does not comply with current standards.

This property will appeal to buyers seeking a