

Ecologically renovated house 52 m , one bedroom convertible outbuilding and building land 400 m .



## INFORMATION

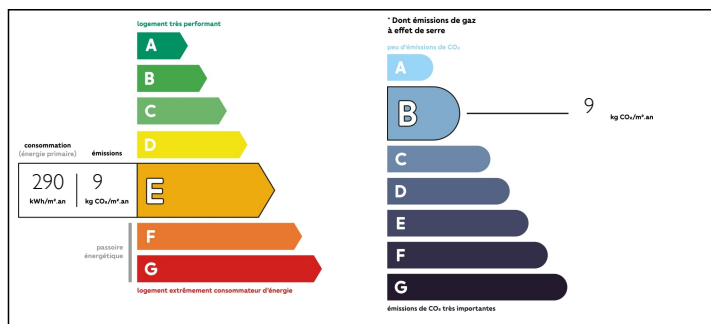
Town:	Sainte-Hermine
Department:	Vendée
Bed:	1
Bath:	1
Floor:	52 m2
Plot Size:	572 m2

## IN BRIEF

Located in Saint Juire Champgillon, a small commune of 400 inhabitants with a bakery, a communal postal agency and a nursery school in RPI. On the town hall square, you can find a fruit and vegetable vendor all year long, on the second Sunday of each month. In July and August, it is a producers' market that takes place there every Sunday with also a refreshment bar and a rotisserie. Near Sainte Hermine, a lively town with shops and services (supermarket, market, schools, bars, restaurants, bakery, hairdressers, banks...) 40 min from La Roche-sur-Yon (TGV station), 1 hour from the Vendée beaches, from Nantes (TGV station, airport) and from La Rochelle (TGV station, airport).

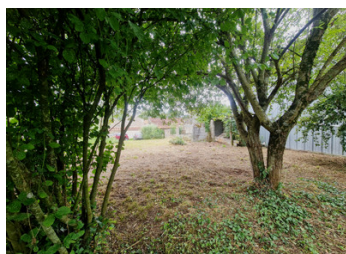


## ENERGY - DPE



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

The property consists of a house, an adjoining outbuilding that can be converted into a house and a plot of land with a well.

The house has been renovated with ecological materials, the walls are insulated with lime/hemp, the openings are made of double glazed wood, the main heating is a wood stove certified "green flame" of Chamwood brand, designed to heat the whole house, it is completed by inertia radiators.

It includes at the first floor: an entrance/living room with a wood stove certified "green flame" (22 m<sup>2</sup>), a kitchen (17 m<sup>2</sup>) giving onto the terrace (18 m<sup>2</sup>). On the first floor there is a bedroom with shower and toilet (20 m<sup>2</sup>).

It is possible to enlarge the living area with the adjoining outbuilding, the part with floor is 37 m<sup>2</sup> and the other part without floor 25 m<sup>2</sup>.

The land is spacious enough to make a vegetable garden, to have a space for relaxation and to park the vehicles.

The surfaces are approximate.

Work to be foreseen: an individual sanitation.

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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: 207 EUR

## NOTES