

UNDER OFFER - Three-bedroom terraced house in a popular village.

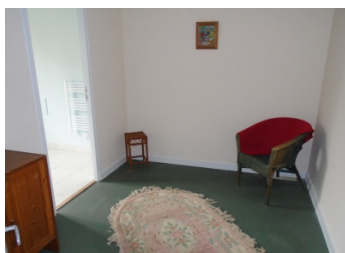


INFORMATION

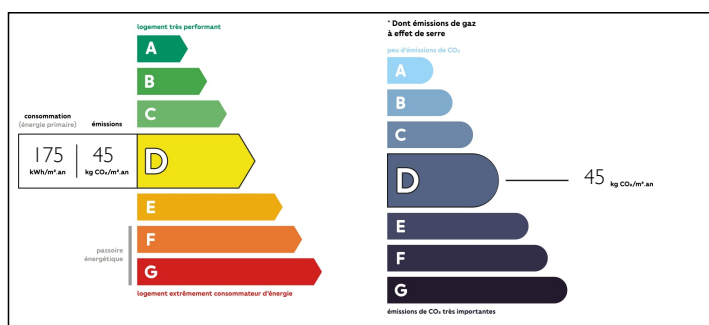
Town:	Mouilleron-Saint-Germain
Department:	Vendée
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	525 m2

IN BRIEF

I offer you this charming village house, located in the town of Mouilleron Saint Germain, a pleasant place to live in with a few shops and services (bakery, cake shop, grocery store, bank, hairdresser, post office, doctor, elementary school...) Located 10 mins from La Chataigneraie, a town with shops and services (supermarket, hospital), 15 mins from Chantonnay, town with shops and TER station service, 1h10 from the beaches of Vendée and Nantes (TGV station, airport)

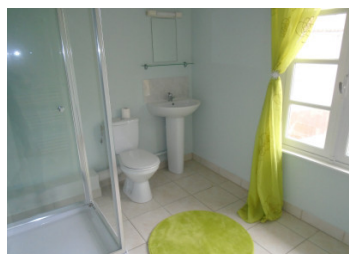


ENERGY - DPE



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 ground floor consists of an entrance hall leading to a kitchen/dining area and lounge. There is a bathroom with WC along with another separate WC. There is also a workshop and space for washing machine along with a utility room with access to the garden.

On the first floor, a hallway leads to a large en-suite bedroom with dressing area. Another two bedrooms are located on this floor along with an office. Access to the attic is also available.

Oil central heating / electric powered boiler for hot water, partial double-glazing and connection to main drainage.

Approximate dimensions:

Lounge 24m²
Kitchen 23m²
Utility room 10m²
Workshop 8m²
Bedroom #1 22m²
Bedroom #2 23m²
Bedroom #3 15m²
Office 6m²

LOCAL TAXES

Taxe foncière: 200 EUR

NOTES

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