

Charming house, with an outbuilding and a lovely enclosed garden with trees of 3700 m2, close to the coast.



INFORMATION

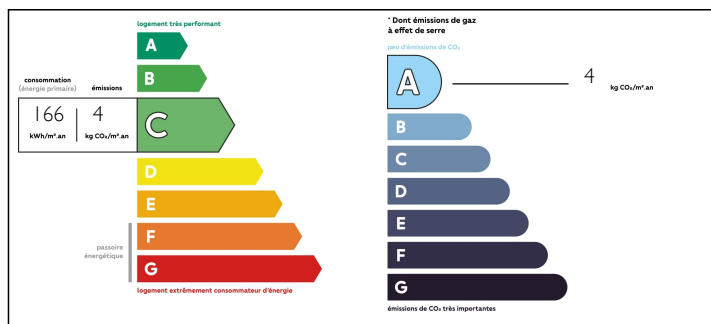
Town:	Talmont-Saint-Hilaire
Department:	Vendée
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	3703 m2

IN BRIEF

In a bucolic setting near the centre of Talmont Saint Hilaire, you'll find this comfortable 100 m2 house, comprising a spacious living room with a pellet stove, an open-plan kitchen with a wood burning cooker, two bedrooms, a toilet, a bathroom, plus a 17 m2 veranda overlooking the garden. The 52 m2 detached outbuilding has been converted into a guest house with a living room/open-plan kitchen, bedroom and shower room with toilet. In the pleasant garden, bordered by a small river, you'll find a 40 m2 garage, two garden sheds and a greenhouse.



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 house is located just 10 minutes from the Vendée coastline, with its beautiful beaches, seaside resorts and marinas. Shops, banks, post office and restaurants are just a few minutes away by car or bike. Les Sables d'Olonne is 20 km away.

The Vendée is ranked as one of the best departments in France. The influence of the Atlantic Ocean on the Vendée coast means that the climate is mild all year round.

The approximate surface areas of this house are as follows:

Living room/ kitchen/ dining room: 61 m²

Toilet: 2 m²

Bedroom 1: 12 m²

Bedroom 2: 12 m²

Bathroom: 11 m²

Veranda: 17 m²

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

LOCAL TAXES

Taxe foncière: 900 EUR

NOTES