

## Large stone house in the Vendée

EXCLUSIVE



## INFORMATION

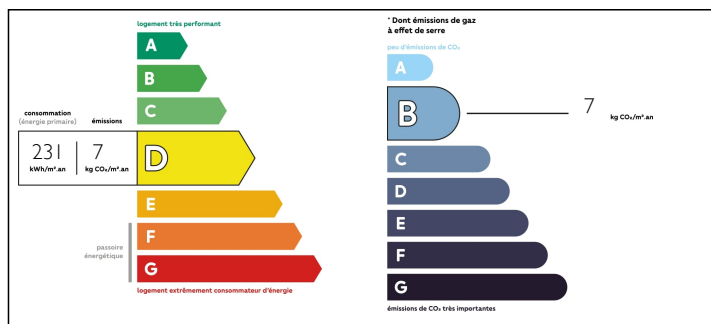
Town:	Mouilleron-Saint-Germain
Department:	Vendée
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	70 m2

## IN BRIEF

This solid and spacious stone house is close to towns and villages offering all commodities.



## 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

Ground floor:

An entrance hall overlooking the courtyard,  
a kitchen,  
a dining room  
a large living room,  
a bathroom, and a toilet.

Upstairs:

3 bedrooms and a large room of 36 m<sup>2</sup>.

All on vitrified parquet floors.

Ideal for family home or second home.

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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: 250 EUR

## NOTES