

Chantonnay, town house 48 m , 2 bedrooms, non attached garden with small outbuilding.

## EXCLUSIVE



## INFORMATION

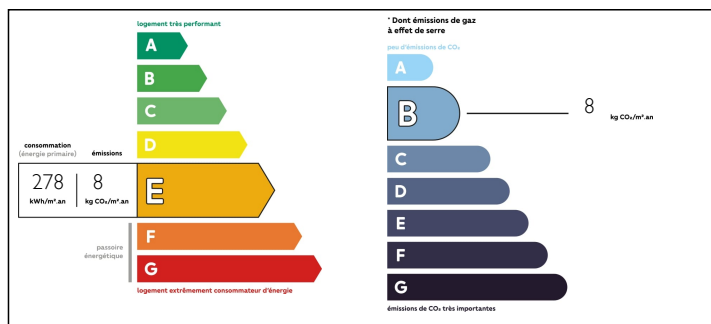
Town:	Chantonnay
Department:	Vendée
Bed:	2
Bath:	1
Floor:	48 m <sup>2</sup>
Plot Size:	93 m <sup>2</sup>

## IN BRIEF

The property is located in the heart of Chantonnay, close to the shops. The property includes a living room with kitchen and dining room on the first floor and two bedrooms and a shower room on the first floor. Chantonnay is a town on a human scale with all shops and services, TER station, 25 min from La Roche-sur-Yon the prefecture of the Vendée, 1 hour from Nantes (TGV station, airport), 1 hour from the Vendée beaches.



## 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

I propose you this house located in the center of Chantonay, in a dead end.

The house includes :

On the ground floor : a living room : kitchen and dining room with a wood burning stove, a toilet.  
On the first floor a landing serving a shower room and two bedrooms.

A few steps away, a garden compete the property with a small shelter.

The openings are double glazed.

The main heating system is a wood-burning stove, completed by modern electric radiators.

Mains drains

Ideal for a first purchase or an investor.

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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: 272 EUR**

## NOTES