

Wonderful 4 bedroomed Vendée house with garden and in-ground pool, only 2km from town with major services.



## INFORMATION

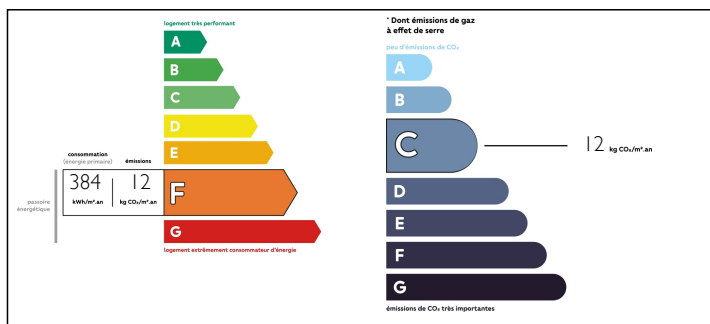
Town:	Cheffois
Department:	Vendée
Bed:	4
Bath:	2
Floor:	182.15 m2
Plot Size:	4663 m2

## IN BRIEF

This beautiful property is set in a small hamlet in the heart of the Vendée, only 2km from the town of La Chataigneraie. The ground floor comprises a large lounge with stone fireplace, a dining room, and modern kitchen and a toilet. Also on the ground floor are two further rooms which could be used as a separate annex as one is currently used as a family lounge and has a small kitchen area, and the connecting room is currently used as a bedroom. There is also a shower room within this part. This whole area can be easily closed off to create two separate living areas. On the first floor, accessed by a staircase from the dining room, there are three bedrooms and a family bathroom. Electric shutters. Wood-burner in dining room. Open fireplace in lounge. Some exposed beams. The house comes with an...



## 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 is currently a holiday home and the heating is electric. There are two garages to attached to the property, one with direct access to the smaller part of the house. Anyone wishing to create two separate living parts to the property can, therefore, easily allocate one garage to each part. The property has been a successful holiday let for several years. It benefits from double glazing, and electric shutters.

Approximate room sizes.

Ground floor : Kitchen 14m<sup>2</sup>, lounge 40m<sup>2</sup>, bedroom 14m<sup>2</sup>, garage 1 - 19m<sup>2</sup>, garage 2 - 20m<sup>2</sup>, dining room 24m<sup>2</sup>, lounge 2 - 25.5m<sup>2</sup>.

Upstairs bedrooms : 10m<sup>2</sup>, 11m<sup>2</sup>, 15.5m<sup>2</sup>.

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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: 1040 EUR

## NOTES