

Delightful two bedroomed cottage in heart of Vendée countryside 19km from Fontenay le Comte.

EXCLUSIVE



INFORMATION

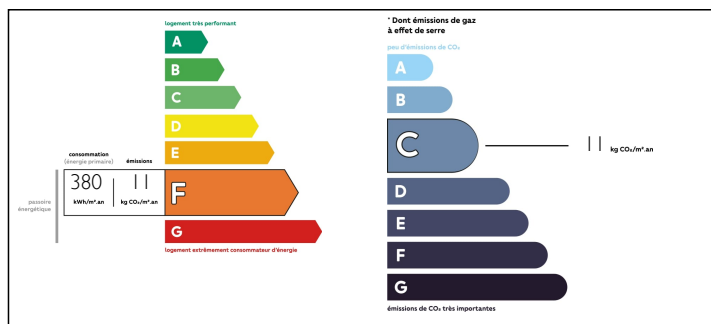
Town:	Puy-de-Serre
Department:	Vendée
Bed:	2
Bath:	2
Floor:	106 m2
Plot Size:	680 m2

IN BRIEF

This clean and well-maintained property has a good sized kitchen - fully equipped, and a separate utility room and downstairs shower room. There is a large lounge with woodburner also on the ground floor. Upstairs there is a large master bedroom with en suite bathroom and a second bedroom. This has been well maintained and has an up to date septic tank. The garden is easily maintained and fully enclosed. There is a small driveway big enough for one car to be parked securely in the enclosed garden. There is also a small storage shed to the side of the building.



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

This is an ideal property for a permanent home for a small family or a couple, or an excellent lock up and leave.

Room sizes (all approximate)

lounge 30.6m<sup>2</sup>

kitchen 17.5m<sup>2</sup>

master bedroom 23m<sup>2</sup>

ensuite bathroom 8.4m<sup>2</sup>

2nd bedroom 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>

## NOTES