

Detached village house to refresh 167m , 3 bedrooms, outbuilding 100m and garden +1000m , well.

EXCLUSIVE



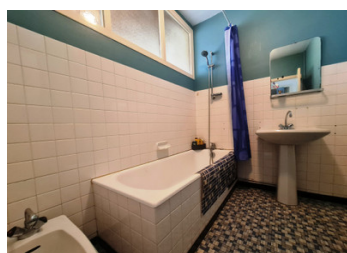
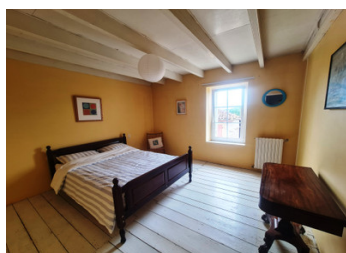
INFORMATION

Town:	Antigny
Department:	Vendée
Bed:	3
Bath:	2
Floor:	167 m2
Plot Size:	1305 m2

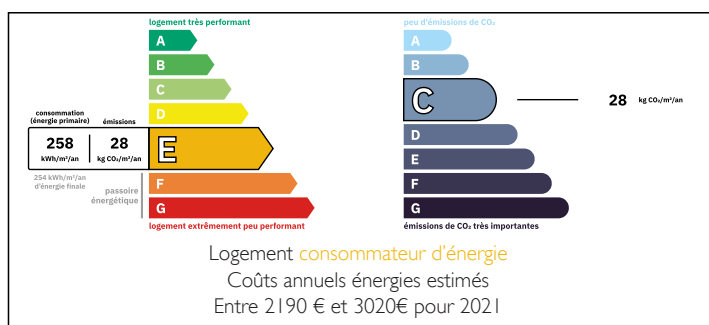
IN BRIEF

Antigny is a pleasant, rural community with a restaurant, tearoom, florist, hairdresser and garage. Situated just 5 min from La Châtaigneraie, a town with all shops and services, 20 min from Fontenay-le-Comte, the sub-prefecture of the Vendée, A83 motorway, 50 min from Niort (TGV station), 1h15 from the beaches of the Vendée and La Rochelle.

The commune offers free access to its vegetable gardens, which are just a few minutes' walk away.



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.



LOCAL TAXES

Taxe foncière: 567 EUR

NOTES

DESCRIPTION

This property is ideally located close to shops and schools.

The stone house comprises :

First floor: entrance hall (13 m²), kitchen/dining room (20 m²), living room with wood-burning stove (25 m²), utility room (12 m²), bathroom (5.5 m²), WC (1.5 m²), room for conversion (25 m²).

First floor: landing leading to three bedrooms (19-15-15 m²), one with en-suite shower room and WC.

Unconverted attic (55 m²)

Cellar below (53 m²)

Outbuilding with attic (100 m²)

Well.

Courtyard and garden.

White PVC double-glazed windows.

Main drain.

Gas central heating.

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