

Modern 3-bed home with large garden, meadow and garage in a peaceful Vendée village

EXCLUSIVE



INFORMATION

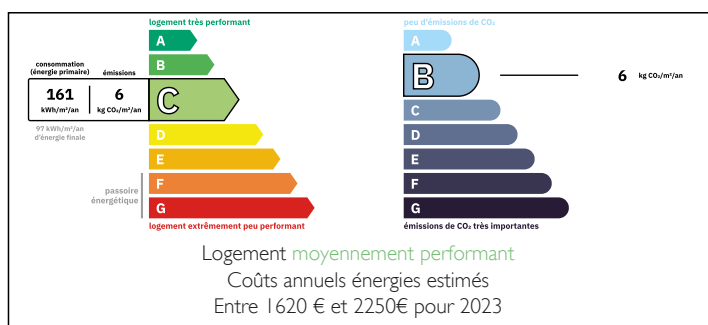
Town:	La Caillère-Saint-Hilaire
Department:	Vendée
Bed:	3
Bath:	2
Floor:	121 m ²
Plot Size:	5594 m ²

IN BRIEF

Set in a peaceful Vendée village, this bright and modern 3-bed home offers 121 m² of comfortable living, a spacious open-plan lounge, master suite, double garage and over 5,500 m² of garden and meadow. Built in 2007 and beautifully maintained, it's the perfect countryside retreat close to Chantonnay, local amenities and Atlantic coast beaches.



ENERGY - DPE



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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

In a peaceful rural village, this beautifully presented home (built in 2007) offers 121 m² of comfortable, modern living space on a generous 5,594 m² plot of mature garden and meadow. Down a gated driveway, you enter via a covered porch into a welcoming hallway with cloakroom, leading into a bright, open-plan lounge and dining area (42 m²) with large windows and patio doors opening to both the front and rear gardens — perfect for all-day light and relaxing indoor-outdoor living.

The fully fitted kitchen (13 m²) is ideal for family meals, while a half-flight of stairs leads to the upstairs landing, two well-sized bedrooms (each about 12 m²), a family bathroom, plus a master suite (15 m²) with its own shower room (7 m²).

On the lower level, you will find a double garage (30 m²), a useful workshop (16 m²) and a utility room with plumbing for a washing machine and a built-in sink (12 m²).

Outside, the grounds are beautifully laid out with lawned areas, mature trees, landscaped patios front and back, a brick-built barbecue, and a private meadow - offering plenty of space for entertaining, relaxing or even a small hobby project.

All measurements are approximate.

Location and access:

The property is ideally situated in the peaceful village of La Caillère-Saint-Hilaire (85410), 13km from Chantonnay (around 15 minutes by car), where you'll find a full range of amenities including a school, shops, pharmacy, bakery, cafés, and a TER train station.

Local daily essentials such as a mini-market...

LOCAL TAXES

Taxe foncière: 765 EUR

Taxe habitation: 813 EUR

NOTES