LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42825NHA85 Price: 205 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (190 000 EUR without fees)

Modern 4-bedroom house with garden, garage and terraces, built 2009 – move-in ready















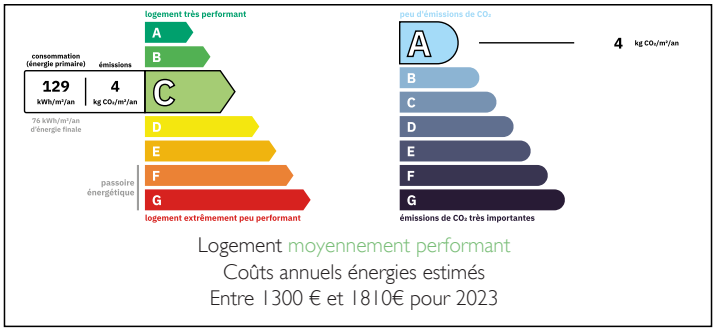
INFORMATION

Town:	Saint-Maurice-le-Girard
Department:	Vendée
Bed:	4
Bath:	1
Floor:	123 m2
Plot Size:	996 m2

IN BRIEF

A well-presented modern family home built in 2009, offering spacious and versatile living space in a peaceful village setting. The ground floor features an open-plan living room with a log burner, a well-equipped kitchen, a bedroom, and a separate WC, with access to front and rear terraces. Upstairs, there are three further bedrooms, a landing, and a bathroom. Outside, the property includes a lawned garden, mature borders, covered terraces for summer dining, a garage, and a useful shed. Tiled floors, electric underfloor heating, double glazing, and VMC provide comfort throughout. Perfect as a permanent residence or a holiday retreat, this move-in ready house combines contemporary design with practical, comfortable living.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1300 € et 1810€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **456 EUR**

NOTES

DESCRIPTION

The house comprises:
Ground Floor:
Entrance hall (3m²)
WC (2m²)
Open-plan living room (49m²), log burner, patio doors to front and back terraces
Kitchen (14m²) window overlooking the garden
Bedroom (11m²)
Utility room (6m²), plumbing for washing machine
Under-stairs cupboard with water heater
Attached garage (15m²)

Stairs from the living room lead to
Landing (3m²)
Bathroom (5m²) bath, wc and washbasin
3 bedrooms (11m², 10m², 9m²)

Outside:
Shed (8m²) useful for storing gardening equipment
Parking for several vehicles
Lawned area and mature borders
Shaded, covered areas for enjoying the summer times outside

Tiled floors, electric underfloor heating throughout, double glazing.
Septic tank (mains drainage available) and VMC.
Potential to install a shower in the utility room (plumbing and drainage in place).

Location & Distances:
Saint-Maurice-le-Girard village centre: 2 km
Local shops and amenities: 2–3 km
Larger market towns (e.g., Fontenay-le-Comte): 15 km
Vendée beaches: approx. 50 km
La Roche-sur-Yon Airport: 55 km
Nantes Airport: 120 km

Well-maintained and ready to move in
Perfect as a family home or holiday retreat
Quiet village location, yet accessible to all amenities