LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43668MGA85 Price: 299 900 EUR

agency fees to be paid by the seller

**Renovated house + adjoining 3-star guesthouse, pool, outbuildings, garden – La Caillère St Hilaire**















## INFORMATION

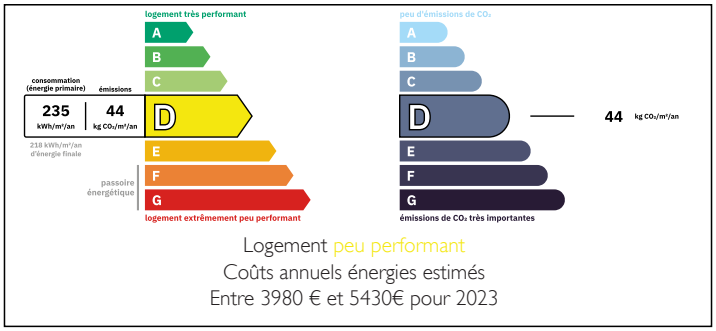
| | |
|---|---|
| Town: | La Caillère-Saint-Hilaire |
| Department: | Vendée |
| Bed: | 7 |
| Bath: | 5 |
| Floor: | 285 m2 |
| Plot Size: | 2571 m2 |

## IN BRIEF

Ideally located in a quiet hamlet, this property features numerous outbuildings, a large garden, and a vegetable garden, all while remaining close to local amenities. Local shops are just 2,2 km away in the town of La Caillère-Saint-Hilaire: a bakery, a mini-market with a butcher's counter and local products, a restaurant, café/games PMU, post office, and hair salon.

Just 15 minutes away, the town of Chantonnay offers a pleasant living environment with a full range of shops, services, and a TER train station to make your travels easier. You can also reach the sandy beaches of the Vendée coast in about 1 hour, as well as Nantes Airport in 1 hour and 10 minutes.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 3980 € et 5430€ 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:** | **1755 EUR** |

## NOTES

## DESCRIPTION

Charming property featuring a renovated main house and a 3-star, 3-ear-rated guesthouse currently in operation, outbuildings, a swimming pool, and an enclosed garden – on approximately 2,571 m² of land.

This charming property complex includes a fully renovated stone main house, an adjoining guesthouse currently in operation, as well as numerous outbuildings, all set in a quiet environment in the heart of a hamlet.

Main House – 175 m² (Energy Efficiency Rating: D)

It offers spacious rooms and a functional layout:

Ground Floor:

Fitted and equipped kitchen of approximately 25 m²
Cozy living room of 30 m² with an open fireplace
Living room of 30 m² with a wood-burning stove and direct access to the terrace
Laundry room with a toilet
Bedroom of 12 m²
Bathroom with a toilet

Upstairs:

Landing leading to:
A 20 m² bedroom with bathroom, shower, and toilet
A 22 m² bedroom with shower and toilet
A third bedroom of 13 m²

Vacation Rental – 109 m² (Energy Efficiency Rating C), rated 3* and 3 Epi

Currently operated with an average annual income of approximately €11,000, sold furnished:

Ground floor: