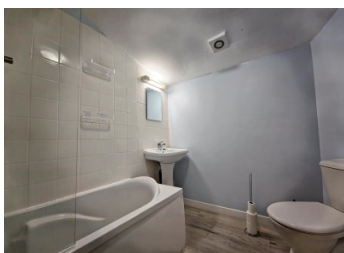


Sainte-Hermine: Renovated townhouse, 117 sq m, with 3 bedrooms, a terrace, and a garage



INFORMATION

Town:	Sainte-Hermine
Department:	Vendée
Bed:	3
Bath:	2
Floor:	117 m ²
Plot Size:	167 m ²



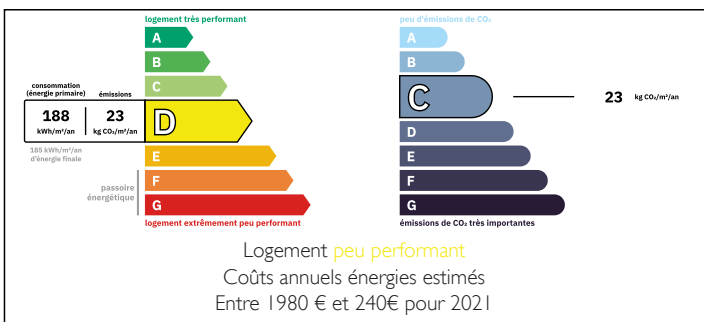
IN BRIEF

Ideally located in the heart of the town of Sainte-Hermine, this fully renovated property offers a pleasant and vibrant living environment.

With a population of nearly 3,000, Sainte-Hermine is appealing for its strategic location, right next to the A83 highway and a rapidly growing business hub, notably featuring the upcoming establishment of an Amazon logistics center. You can reach La Roche-sur-Yon in 25 minutes, and Nantes, La Rochelle, and the beaches of the Vendée in just 45 minutes.

In your daily life, enjoy shops and services within walking distance: a bakery, a lively weekly market every Friday offering local and seasonal products, as well as numerous services such as hair salons, beauty salons, banks, schools, a post office, a supermarket, and even a charming vintage movie theater.

ENERGY - DPE



Nestled between the plains and the bocage,

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

A former blacksmith's shop brimming with character, this village house has retained its authenticity while offering a warm and functional living environment.

On the ground floor, you'll find two beautiful, separate living areas, each accessed by its own staircase, including a kitchen that opens onto a cozy dining room and a welcoming living room equipped with a pellet stove—perfect for cozy family gatherings.

Upstairs, the house features an original and optimized layout:

Above the living room: two bedrooms and a bathroom with a toilet

Above the lounge: two additional bedrooms, one of which is a loft, as well as a shower room with a toilet

Large French doors extend the living spaces onto a pleasant private terrace, perfect for enjoying sunny days in complete tranquility.

Additional features:

Attached garage, convenient for daily use

Natural gas central heating

Double-glazed windows

Connection to the municipal sewer system

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

LOCAL TAXES

Taxe foncière: **600 EUR**

NOTES