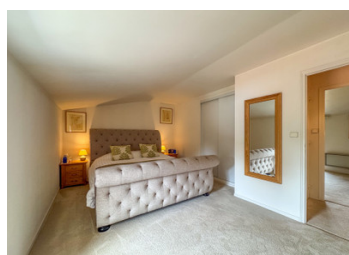


Spacious 4-bed village home with inground pool, 1-bed guest studio and walking distance to amenities

EXCLUSIVE



INFORMATION

Town:	Saint-Hilaire-des-Loges
Department:	Vendée
Bed:	5
Bath:	3
Floor:	193 m2
Plot Size:	2475 m2

IN BRIEF

Beautifully presented village property offering flexible family accommodation with a separate guest studio, swimming pool, and private gardens. Situated within walking distance of the shops, bakery, restaurants and services of Saint-Hilaire-des-Loges, the property combines privacy, character and convenience. Ideal as a permanent residence, holiday home or for hosting family and friends.

Distances

Village amenities (shops, bakery, café): 0.5 km

Fontenay-le-Comte: 12 km

Niort TGV station: 22 km

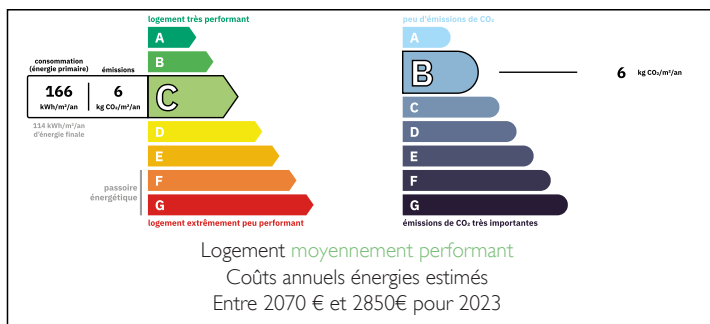
La Rochelle city centre: 57 km

Atlantic beaches (La Faute-sur-Mer area): 60 km (approx.)

La Rochelle Airport: 62 km

Nantes Atlantique Airport: 130 km

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.



DESCRIPTION

Situated on the edge of the sought-after village of Saint-Hilaire-des-Loges, this spacious and versatile property offers comfortable family living with the added benefit of a self-contained guest studio.

The ground floor comprises a fitted kitchen/dining room (28m²) with woodburner, tiled floor, staircase to the first floor and direct access to the terrace. The bright lounge (33m²) also benefits from a woodburner and terrace access. There is a ground-floor double bedroom (18m²) with ensuite shower room (8m²), a practical utility room (6m²) with ample storage and plumbing for a washing machine plus a separate WC (1m²).

Upstairs, a mezzanine (17m²) overlooking the kitchen is currently used as a home office. A corridor (7m²) leads to three further bedrooms (15m², 15m², 14m²), two with fitted wardrobes, a family shower room with WC (7m²), a linen cupboard (4m²) housing the hot water cylinder and an additional storage cupboard.

Outside, the property enjoys a private enclosed garden, ideal for families and entertaining, with double remote-controlled gates, a partly covered terrace (36m²) running along the rear of the house, and an in-ground swimming pool surrounded by a paved sunbathing area. The detached studio (20m²) provides excellent guest accommodation with a kitchenette, dining area, sleeping space and ensuite shower room.

Further benefits include a cellar beneath part of the house, several storage areas (15m², 6m²), a covered parking area (24m²) with attached workshop (14m²), and two wooden garden sheds (9m², 9m²).

Offering the rare combination of village convenience, generous living space, guest accommodation and outdoor...

LOCAL TAXES

Taxe foncière: 835 EUR

NOTES