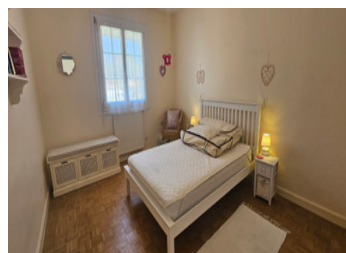
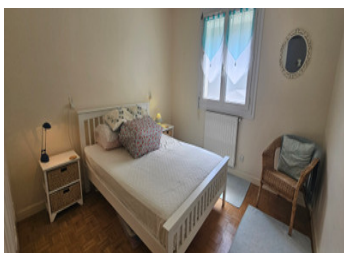
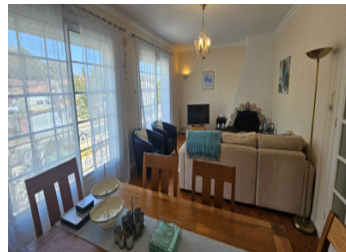
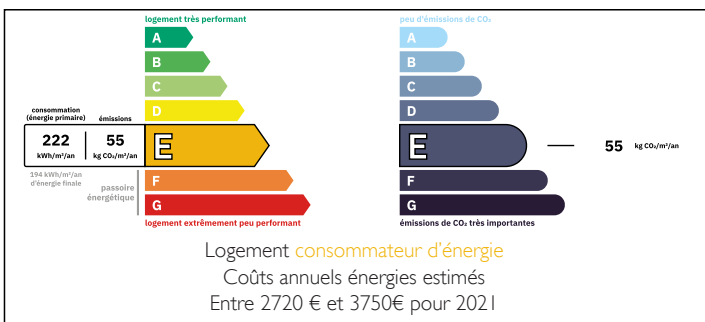


Moutiers-sur-le-Lay, Vendée: Charming 100 m house with 3 bedrooms, enclosed property with a garden and a well

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Moutiers-sur-le-Lay
Department:	Vendée
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	971 m2

IN BRIEF

Leggett Immobilier International is pleased to present this charming property located in a peaceful setting, in the heart of the Vendée countryside.

The town of Moutiers-sur-le-Lay offers several local shops and services, including a bakery, restaurants, a bank, and more.

A83 highway approximately 10 minutes away (Bournezeau)

Sainte-Hermine and its shops and services approximately 10 minutes away

Luçon and its TER train station approximately 15 minutes away

La Roche-sur-Yon, with all its shops, services, and TGV station, approximately 25 minutes away

The Vendée coastline is about 45 minutes away

The house features, on the ground floor, an entryway leading to a fully equipped kitchen with a

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

Outside, you'll enjoy a fenced-in lot surrounding the house, featuring a garden and a working well—ideal for maintaining the outdoor spaces.

A charming property offering a peaceful living environment and great potential for renovation, located near major roads and the Vendée coastline.

Approximate square footage:

kitchen: 8.30
pantry: 2.50
living room: 27
bedroom 1: 10
bedroom 2: 12.55
bathroom: 5.73
half-bath: 1.41
Basement:
garage: 25
laundry room: 22.50
boiler room: 2.45
bedroom 3: 13
office: 8.50

- * PVC double-glazed windows
- * Oil-fired central heating
- * Compliant with municipal sewage system
- * Well
- * Enclosed lot

LOCAL TAXES

Taxe foncière: **461 EUR**

NOTES

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