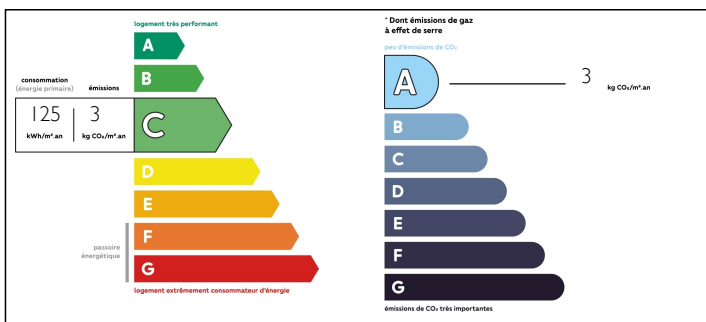


Longère 215 m 6 bedrooms, well and enclosed garden 1300 m DPE C

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Hilaire-le-Vouhis
Department:	Vendée
Bed:	6
Bath:	2
Floor:	215 m2
Plot Size:	1317 m2

IN BRIEF

Located in a hamlet in the commune of Saint Hilaire le Vouhis, 10 km from Chantonnay, a town with shops and services, TER station, 25 km from La Roche sur Yon (TGV) and 1h00 from Nantes (TGV and airport). This renovated longère is ideal for a large family, offering 6 bedrooms including one on the ground floor. Entrance is via either the living room or the dining room. The living rooms are welcoming, with the charm of exposed stonework. On the first floor, you'll find the dining room, a bright 33 m² living room with a wood-burning stove. This gives access to the fitted kitchen, a shower room with toilet and utility room, a 27 m² living room with wood-burning stove and a spacious bedroom. An adjoining outbuilding is accessible from outside. A straight staircase leads to the first floor. Upstairs: 5 bedrooms, WC and bathroom. For further information, please consult the advert on the Leggett immobilier...

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

Approximate surface area:

First floor:

Dining room: 33 m²

Living room: 27 m²

Kitchen: 20 sq.m.

Bathroom with WC: 7 m²

Bedroom 1: 19 m²

Outbuilding: 34 m²

First floor :

hallway 20 m²

bedroom 2: 16 m²

bedroom 3: 16 m²

bedroom 4: 16 m²

bedroom 5: 12 m²

bedroom 6: 15 m²

bathroom: 9 m²

WC: 2.70 m²

NOTES

Complete the property:

Fenced garden.

Well

central heating heat pump

thermodynamic water heater

PVC and wood double glazing

electric shutters on first floor

Non-compliant individual sanitation

Revised tile roof

For a more aesthetic look, a facade renovation would be in order.

Information about risks to which this property is exposed is available on the G orisques website :