

Triaize - House at 15 min from the beaches, 150 m , 5 bedrooms, outbuildings and above ground pool



INFORMATION

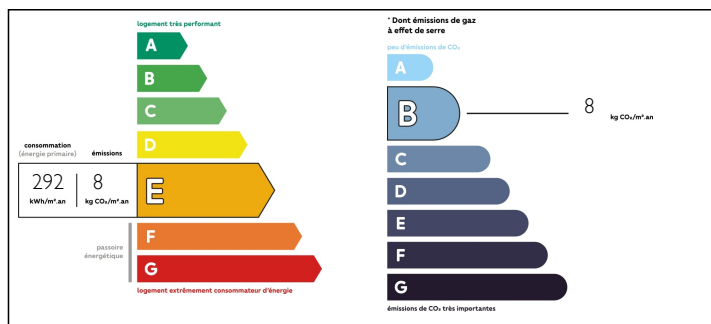
Town:	Triaize
Department:	Vendée
Bed:	5
Bath:	1
Floor:	150 m2
Plot Size:	956 m2

IN BRIEF

I propose you this property located in a small hamlet. At 2.5 km, in the village, shops and main services : restaurants, butcher's shop / delicatessen, grocery store, bread deposit, bank, hairdresser, post office. An elementary school is located in the village. Additional shops and services at 5 km: bakery/pastry shop, veterinarian, high school, doctor, dentist, pharmacy. The property is located 10 km from a supermarket, 15 min from the sandy beaches of Vendée, 35 min from a golf course and 45 min from La Rochelle (TGV station, TER, all shops and services).



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

The property includes: a dwelling house, on a plot of land with outbuildings and an above ground pool.

The house includes:

On the first floor: a living room with a wood stove, a fitted and equipped kitchen, a bedroom, a shower room, a toilet and a storage room.

On the first floor, a landing serving 4 bedrooms, one of which has access to the outside terrace by a staircase.

Several outbuildings complete the property: an old bread oven converted into a playroom, a workshop and a wood shed.

Works to be foreseen : update of the septic tank

Work to be planned for main residence and more comfort: openings, heating system, insulation of walls and update electricity.

* real estate diagnostics in progress.

LOCAL TAXES

Taxe foncière: 425 EUR

NOTES

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