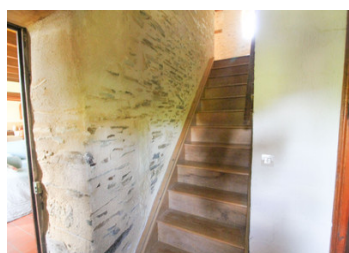


Spacious 3 bedroom character stone farmhouse with lovely views and several outbuildings ripe for renovation.



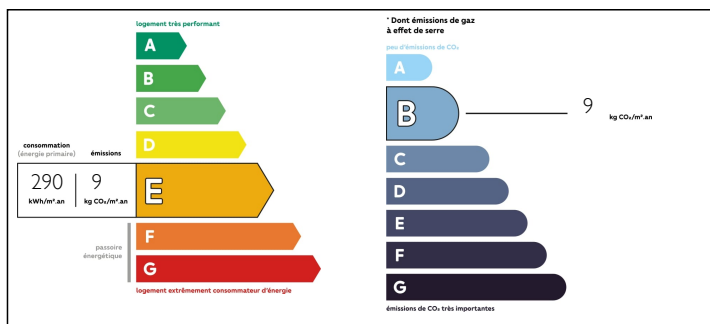
## INFORMATION

Town:	La Chapelle-aux-Lys
Department:	Vendée
Bed:	3
Bath:	2
Floor:	171 m2
Plot Size:	4685 m2

## IN BRIEF

Situated in an elevated position in a quiet hamlet only 8.5km from the town of La Chataigneraie and 11km from the beautiful medieval village of Vouvant. Vendéen beaches are within an hour's drive. Great transport links. Airports in La Rochelle (1 hour), Nantes just over an hour and Poitiers within 90 minutes. More photos available

## 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.



## LOCAL TAXES

**Taxe foncière: 137 EUR**

## NOTES

## DESCRIPTION

This house has spacious rooms and has been well looked after and improved. There are several outbuildings that could be converted, and all of them, like the house have had their roofs renovated. The workshop next to the house has electricity connected.

The local Mairie has given outline permission for conversion of some of the outbuildings, so great potential for gîtes.

There is room for a pool.

Parking for several cars and 2 entrances.

The views over the countryside are wonderful from the lounge, the kitchen and all the bedrooms.

The plot is large and private.

The main house is laid out as follows;

### GROUND FLOOR

Double doors into the kitchen with fitted cupboards and appliances. (27m<sup>2</sup>)

Internal double doors then open on to the lounge with a fireplace and conforming wood burning stove. (27m<sup>2</sup>) This room also has double doors on to the garden.

Hall and staircase with exposed stone walls.

Bathroom with bath, shower and twin sinks  
WC

Utility room with a door to the attached wood store.

Terracotta tiled floors downstairs and feature arch windows in the lounge and kitchen.

### FIRST FLOOR

Landing

Master bedroom 24m<sup>2</sup> with en-suite shower room  
Corridor

2 bedrooms (20m<sup>2</sup>, 29m<sup>2</sup>)

There are waxed wooden floors, exposed stone walls and beams. The bedroom windows are double-glazed on this floor.

Heating is provided by a conforming wood burning stove in the lounge and electric radiators elsewhere.

There is a lean-to attached to the main house, ideal