

Captivating 5-bedroom house for sale near Fontenay-le-Comte, with a swimming pool and large garden.



INFORMATION

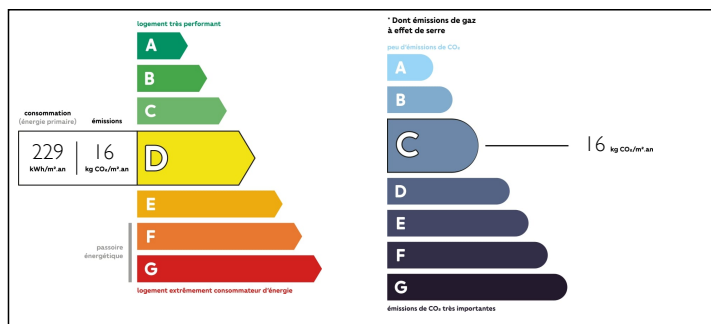
Town:	Pissotte
Department:	Vendée
Bed:	5
Bath:	3
Floor:	180 m2
Plot Size:	4700 m2

IN BRIEF

The main building of the house was the grain store of the former mill, which burned down during the Battle of Fontenay-le-Comte on May 16, 1793. The previous owner has erected a column in garden to mark the site of the original mill. This spacious and charming residence welcomes you with a warm atmosphere upon entering. The fully-equipped kitchen, utility room, and boiler room are efficiently arranged. A delightful conservatory adds elegance and provides a bright space to relax. With five bedrooms, an upstairs bathroom, and a study for creative pursuits, the house is well-equipped. The outdoor area features a practical shelter, pool room, garage with cellar, and a beautiful courtyard, all surrounded by a spacious plot and meticulously maintained garden. This property seamlessly combines functionality with aesthetics.



ENERGY - DPE



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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 ground floor comprises an entrance hall, two shower rooms, a large lounge with open fireplace, a separate dining room, again with an open, and character fireplace, the large fully equipped kitchen, leading to the veranda overlooking the in-ground heated pool and the garden. The office, boiler room (with a shower and toilet) and one of the five bedrooms complete the downstairs.

On the first floor are four double air-conditioned bedrooms and a further bathroom.

The main part of the garden is to the rear of the property including the pool, a workshop, the garage (with door access to one of the front courtyards. There is a further orchard area, with many fruit trees overlooking the countryside.

There are two vehicular entrances to this property allowing a private, and should anyone wish to have a small business, a parking area for the public.

This is an exceptional property with many character features. The house is on individual drainage (not yet controlled) and also has an underground water saving tank. There is also a delightful internal courtyard surrounded on each side by access to the house allowing a completely private outdoor area.

Fontenay le Comte is a historic town with its own chateau and a weekly market and the beautiful marais poitevin with its network of canals is only a short drive away.

Room sizes.

Kitchen - 19.3m²

Dining Room - 23.7m²

Living Room - 27.5m²

Conservatory - 22.4m²

Study...

LOCAL TAXES

Taxe foncière: **939 EUR**

NOTES