

Detached 4 bedroom farmhouse and barn with no neighbours and a good sized garden.



## INFORMATION

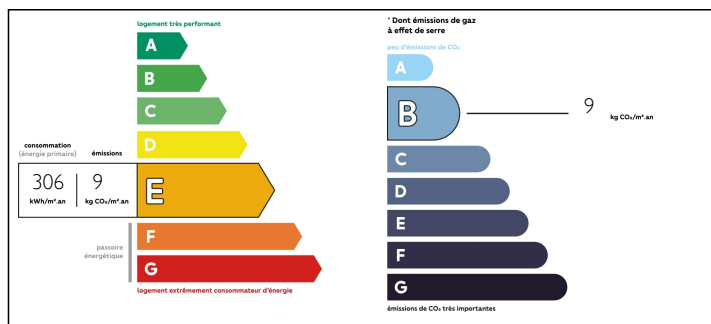
Town:	Saint-Sulpice-en-Pareds
Department:	Vendée
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	3185 m2

## IN BRIEF

No neighbours and views over the countryside but only minutes from shops and amenities. Vouvant, one of the prettiest villages in France is only 5km away. Blue flag beaches less than an hour's drive and La Rochelle with its airport and TGV station within an hour.



## 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

Situated on its own on a country lane with no neighbours for over 200m this is a quiet haven. The plot is surrounded by fields and there is plenty of room for a pool. The entrance provides parking for several cars.

The main house is laid out as follows;  
Kitchen/diner (35m<sup>2</sup> max) with pellet wood burner, installed 4 years ago.

Utility room with a shower room requiring some refurbishment.

Corridor

Lounge (25m<sup>2</sup>) with wood burner and views over the front garden.

WC

Bedroom (20m<sup>2</sup>) with wood burner and a feature bread oven. Double glazed doors leading to the rear garden

1st Floor

Corridor

3 double bedrooms

Bathroom with wc

The house has been improved over the past 15 years. There is double glazing to most windows and doors and the pellet burner heats the house. The 2 other wood burners can provide supplementary heating.

There is a large barn. This has some storage areas but a large part of it is not in good repair.

The septic tank needs replacing.

Roof on the house has asbestos sheets with tiles on top.

Downstairs shower needs renovation.

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

## LOCAL TAXES

Taxe foncière: **463 EUR**

## NOTES