

UNDER OFFER Lovely detached 4 bedroom stone longère with pretty garden in a popular village

EXCLUSIVE



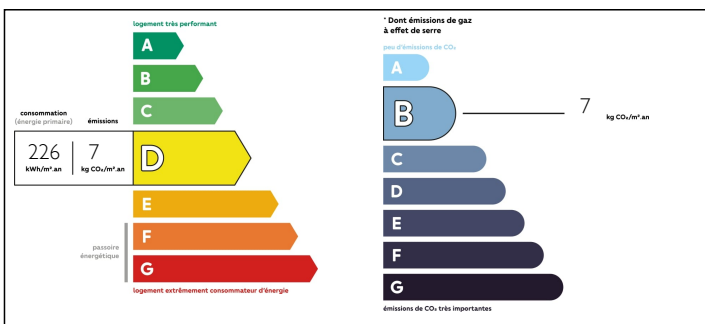
INFORMATION

Town:	Saint-Hilaire-des-Loges
Department:	Vendée
Bed:	4
Bath:	2
Floor:	141 m ²
Plot Size:	1153 m ²

IN BRIEF

UNDER OFFER This lovely detached stone farmhouse is on the edge of a popular village with shops and a café. It is only 11km from Fontenay-le-Comte the old capital of the Vendée. Within an hour of La Rochelle and just over an hour from Nantes.

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

This house is on a side lane and is not overlooked. There is a gated entrance for cars and parking both covered and uncovered for several vehicles. The garden is all to the front of the house and there is a well.

Ground Floor:

Fitted kitchen (17.5m²) with a fireplace that is currently closed, and door to front

Lounge with staircase (32m²) and door onto the front

Utility room with door to front (12.5m²)

Newly installed Italian style shower/wet room (7.5m²)

Unfinished room housing the hot water cylinder
Wc

First Floor:

Long corridor

4 bedrooms (12m², 11.5m², 11.5m², 12.4m²) 3 of which have fitted cupboards

Family bathroom with wc (6.6m²)

There is an attached stone workshop with a cellar and a mezzanine floor that could be converted to further accommodation.

Metal outbuilding providing storage and covered parking, old chicken shed.

Garden.

Gazebo.

Well.

The roof was redone in 2021 and the house has double glazing throughout. The 2 bath/shower rooms are in good condition and the house is connected to main drains.

There is an open fireplace in the kitchen which is currently boarded up. There are 2 electric heating/aircon units (one on the ground floor and 1 upstairs) which work with a heat pump. There are electric radiators on the ground floor.

Great potential to extend or create a separate

LOCAL TAXES

Taxe foncière: **480 EUR**

NOTES