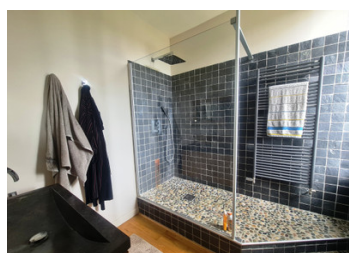
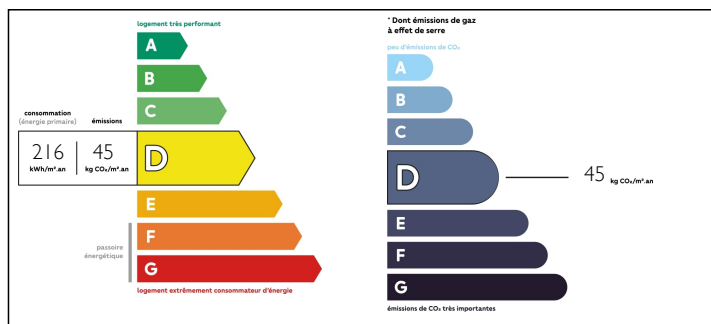


Charming bourgeois house, 330 m , heated pool, outbuildings on a landscaped park of over 4000 m .

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

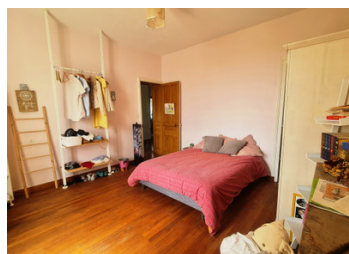
Town:	Fontenay-le-Comte
Department:	Vendée
Bed:	8
Bath:	2
Floor:	330 m2
Plot Size:	4090 m2

## IN BRIEF

You will be seduced by this property built on the historical site of an old castle. It is located in a village near Fontenay-le-Comte with a bus stop nearby. Fontenay-le-Comte is a human-sized town with all shops and services. 30 min from Niort (TGV station), 40 min from La Rochelle (TGV station, airport), 1 hour from the Vendée beaches, 1h10 from Nantes (airport, TGV station).

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 main house:

On the garden level: two bedrooms, gym, utility room, cellar, boiler room.

On the ground floor: kitchen open on the dining room, entrance hall, living room, office, corridor, WC, other living room.

On the second floor: corridor, WC, three bedrooms, a bathroom, a shower room, dressing room and

dressing room and linen room.

On the second floor: three bedrooms, dry toilet corner.

An old small janitor's house of 10 m<sup>2</sup> to renovate (one room).

A swimming pool 6x12 heated with a heat pump.

Outbuildings including, a garage, a room fitted out in summer kitchen, various rooms.

The park is landscaped with beautiful trees (magnolia, acacia, lime, cedar of Lebanon), the land is closed, two wells complete this property.

Double glazed windows, oil central heating, possibility of a heat pump which is present but not connected.

The sanitation is collective (main drain).

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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: **1348 EUR**

## NOTES