

Large country house with outbuildings, on 5 hectares of land.



## INFORMATION

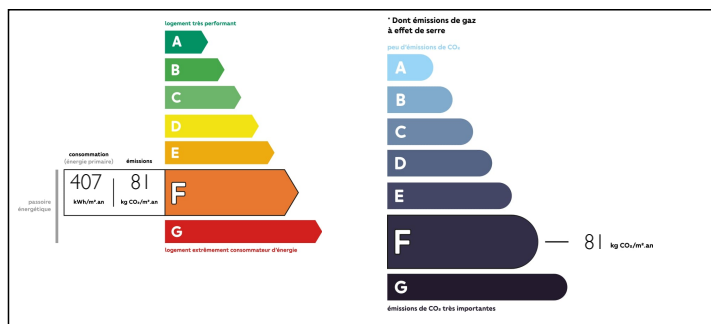
Town:	Mouilleron-Saint-Germain
Department:	Vendée
Bed:	2
Bath:	1
Floor:	101 m2
Plot Size:	50000 m2

## IN BRIEF

Huge potential for this beautiful country house, its many outbuildings and its superb 5 hectares of land bordering a stream. It is located 5 minutes from the historic town of Mouilleron St Germain, 30 minutes from La Roche sur Yon (TGV) and one hour from Nantes Atlantique airport.



## 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

The house comprises:

A 15m<sup>2</sup> kitchen,  
A living / dining room (31 m<sup>2</sup>) with a fireplace.  
2 bedrooms (17 and 14 m<sup>2</sup>)  
A bathroom,  
A toilet  
A corridor 7m<sup>2</sup>  
A utility room 14m<sup>2</sup>  
A cellar (22m<sup>2</sup>) and an old dairy (5m<sup>2</sup>).  
Upstairs a fully convertible attic (90m<sup>2</sup>).

The outbuildings include a hangar (36m<sup>2</sup>), a small garage (20m<sup>2</sup>) and a 300m<sup>2</sup> barn.

The roof is new; the heating is run by an oil-fired boiler; some windows are UPVC double glazed with electric shutters.

## NOTES

Great potential.

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