

Beautifully renovated 145 m2 stone-built house with 1548 m2 garden, situated 15 minutes from the beaches.



## INFORMATION

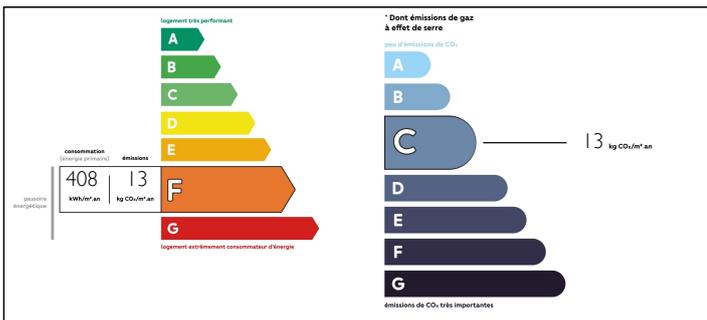
Town:	Poiroux
Department:	Vendée
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	1548 m2



## IN BRIEF

The ground floor comprises an entrance hall/office, a fitted and equipped kitchen, a shower room with toilet, two bedrooms and a spacious lounge with a beautiful fireplace, a wood-burning stove and exposed beams. On the 1st floor you will find a bathroom, a toilet, storage space and another beautiful 26 m2 bedroom with the option of dividing it into 2 bedrooms. The house is located in the middle of a small hamlet, so it's quiet but not isolated, and close to a charming village. The house is set in its own 1548 m2 garden with a stone well and beautiful trees. There is the possibility of acquiring a small adjoining wood of 2114 m2.

## 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

This house is located just 20 minutes from the Vendée coastline with its beautiful beaches, seaside resorts and marinas. Shops, banks, post office and restaurants are 6 km away in the village of Nieul le Dolent. La Roche sur Yon is 20 km away.

The Vendée is ranked as one of the best departments in France. The influence of the Atlantic Ocean on the Vendée coast means that the climate is mild all year round.

The approximate surface areas are as follows:

Main house 145 m2 in total

Ground floor :

Kitchen: 20 m2

Shower room + WC: 6.3 m2

Living room: 35 m2

Study: 13 m2

Bedroom: 14.55 m2

Bedroom: 12.3 m2

1st floor :

Bedroom: 26.36 m2

Bathroom: 4.3 m2

WC: 2.05 m2

Storage: 2.21 m2

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

## NOTES