

Stone 5 bedroomed farmhouse with land and 3 bedroom gite in south Vendée.



INFORMATION

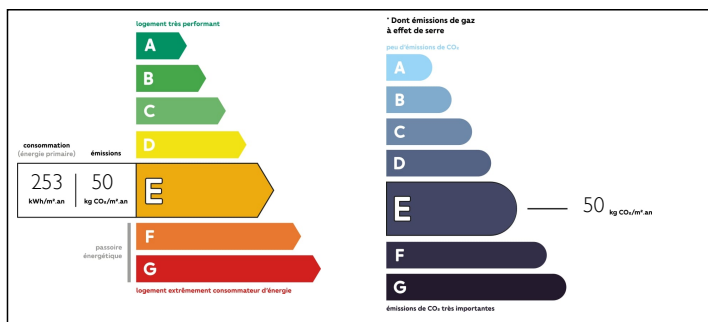
Town:	Saint-Hilaire-des-Loges
Department:	Vendée
Bed:	8
Bath:	3
Floor:	208 m2
Plot Size:	3165 m2

IN BRIEF

These two properties are situated in a small hamlet 11km from the historic market town of Fontenay le Comte in the Vendée. The main house comprises a large kitchen with door giving on to a private terrace, utility room, lounge with open fireplace, 4 bedrooms, one of which has a large fireplace, and a downstairs bathroom and toilet. The second property has a large open plan kitchen diner, a good sized lounge, downstairs toilet, and on the first floor there are three bedrooms and a bathroom. Outside there are several outbuildings, including two covered terrace areas, a building housing a toilet and 3 showers, a good sized garage. There is also access to a further room in the main house by an outside staircase in the larger barn which is currently being used as storage.



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 property has gas central heating which has not been used for several years so is untested. The drainage system, one for each house, does not conform. There is a small paddock which comes with the house and is accessed through gates at the bottom of the drive. The property is fully enclosed. There is a well.

Room Sizes (approximate)

House/Maison I : kitchen/cuisine 32m², lounge/Salon 33m², Bedrooms/Chambres 25m², 18.5m², 13m², 13.5m², utility/arrière cuisine 8.5m². Gite : lounge/salon 24m², kitchen/cuisine 35.5m², Bedrooms/chambres 35.5m², 18m², 15.5m². Barns/granges 79m², 46.5m². Garage 33m².

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

NOTES