

**UNDER OFFER** Renovated stone house in a quiet hamlet in the Vendée. Ideal for horses.



## INFORMATION

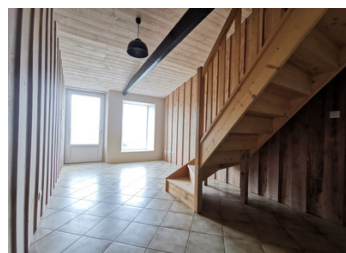
Town:	La Tardière
Department:	Vendée
Bed:	4
Bath:	2
Floor:	180 m <sup>2</sup>
Plot Size:	21060 m <sup>2</sup>



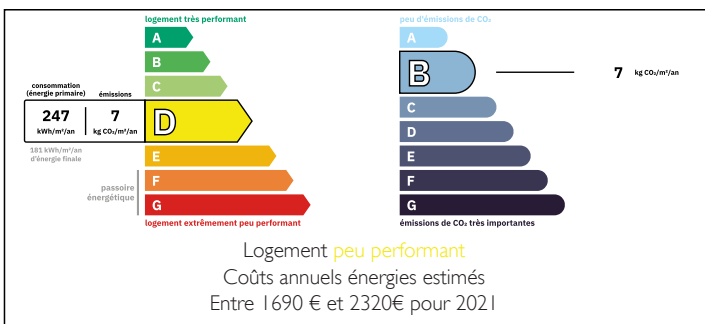
## IN BRIEF

In a quiet hamlet with 3 houses , this renovated stone property sits on over 2 hectares of land.

35 kilometres from the Puy du Fou



## 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 beautiful, fully renovated 1805 house offers an idyllic living environment in a hamlet of only three houses, nestled on over 2 hectares of land.

On the ground floor, you will find a living room, a dining room with a central wood burner, a large equipped kitchen with another wood burner, a bathroom with dry toilets, a utility room, a bedroom, and an office space.

Upstairs, three additional bedrooms and a shower room with dry toilets await you.

A large convertible space, a cellar, and a large stable are also included. With breathtaking views of the countryside and a wooded area, this property is a true gem for nature lovers and stone house enthusiasts.

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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: 384 EUR**

## NOTES