

Saint Hilaire des Loges, house with gîte, 7 bedrooms, 208 m with outbuildings, well and enclosed grounds of 3



## INFORMATION

Town:	Saint-Hilaire-des-Loges
Department:	Vendée
Bed:	7
Bath:	3
Floor:	208 m <sup>2</sup>
Plot Size:	3165 m <sup>2</sup>



## IN BRIEF

I offer this property located in a hamlet 10 minutes from Fontenay-le-Comte, a town on a human scale with all shops and services including schools, hospital, clinic...

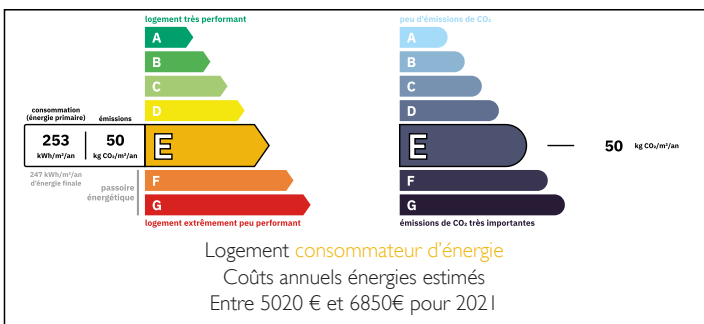
There's a market twice a week.

Fontenay-le-Comte is an attractive town, 30 min from Niort (TGV), 50 min from La Rochelle (TGV, airport), 1h10 from Nantes (TGV, airport).

The property is located 2 km from the Massif forestier de Mervent-Vouvant, with water sports, hiking, biking and horse-riding trails. The Marais Poitevin is 20 minutes away.

1h00 from the Vendée beaches, 1h00 from the Puy du Fou park.

## 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 main house includes a large kitchen with a door opening onto a terrace with BBQ, a laundry room, a living room with a wood-burning stove, 4 bedrooms, one of which has a fireplace, as well as a bathroom and toilet on the first floor.

The gîte comprises a large open-plan kitchen with dining room, living room with fireplace, WC. Upstairs, three bedrooms and a shower room.

Complementing the property are several outbuildings, including two covered terraces, a room with WC and three showers, a garage and a shed, enclosed grounds and a well.

- \* Gas central heating (tank).
- \* Individual sanitation not compliant.

## LOCAL TAXES

Taxe foncière: **1800 EUR**

Approximate surface areas in m<sup>2</sup> :

House :  
kitchen 34  
living room 34  
bedrooms first floor: 20/13.5/13, first floor: 47  
utility room 10  
terrace: 19

Gîte :  
living room 24  
kitchen 35.5  
bedrooms upstairs: 33/20/15.5

barns 74/47  
garage 34  
shower and WC room: 21

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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