

Come and discover this beautiful 201 m², 3-bedroom property set in 1618 m² of landscaped grounds.



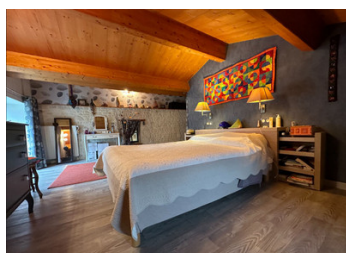
INFORMATION

Town:	Saint-Pierre-le-Vieux
Department:	Vendée
Bed:	3
Bath:	1
Floor:	201 m ²
Plot Size:	1618 m ²

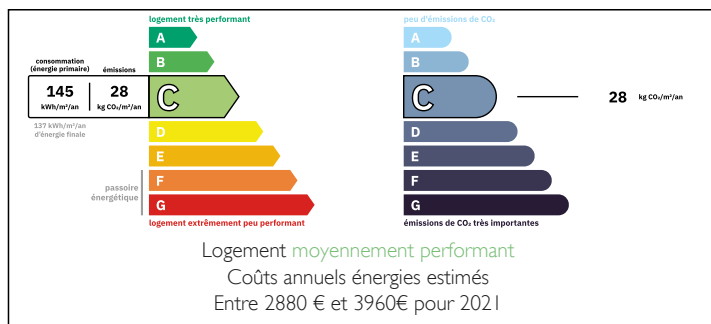
IN BRIEF

This beautiful property is located in the commune of Saint-Pierre-Le-Vieux, 3 minutes from Maillezais.

First floor: fitted and equipped kitchen, utility room, living room with wood-burning stove, bright dining room opening onto the composite terrace, storeroom with shower and washbasin, WC and small veranda. Upstairs: a landing leads to 3 bedrooms, one with dressing room, a large study that could be used as a 4th bedroom, and a shower room with toilet. To complete this fully renovated property, large landscaped grounds with a well and several outbuildings (barns, winter garden, large covered courtyard and garage) and a working bread oven.



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

If you're looking for peace and quiet, just 10 minutes from Fontenay-Le-Comte with its shops and services, this beautiful 201m2 house with its vast 1618 m2 grounds is ideal for spending quality time with family or friends. Ideal for B&B or gîtes.

Approximate measurements:

Kitchen - 29.45 m2
 Back kitchen - 6.11 m2
 Living room - 32 m2
 Dining room - 33 m2
 WC - 1.35 m2
 Pantry - 9.34 m2
 Veranda 10m2
 3 Bedrooms 13-13.5-30 m2
 Study - 26.5 m2
 Shower room - 5.22 m2
 Outbuilding - (approx. 150 m2)

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

LOCAL TAXES

Taxe foncière: **546 EUR**

NOTES