LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44010MGA85 Price: 249 000 EUR

agency fees to be paid by the seller

Characterful 4-bedroom home with land of 6,659m , outbuildings & development potential in the Vendée



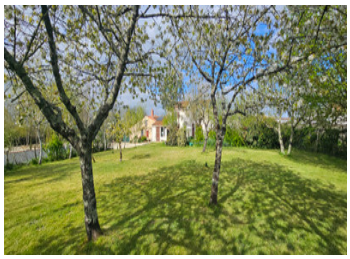












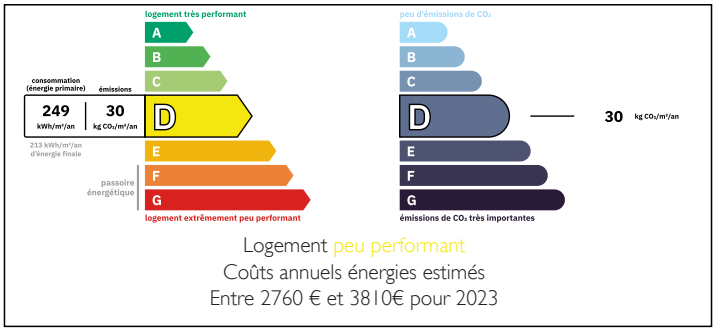
INFORMATION

Town:	Saint-Martin-des-Fontaines
Department:	Vendée
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	6659 m2

IN BRIEF

A charming and versatile country property in the heart of the Vendée, combining a beautifully maintained four-bedroom stone house with extensive grounds, outbuildings and an additional building offering exciting renovation potential. Set in a peaceful rural village, the property enjoys a wonderfully tranquil setting while remaining within easy reach of everyday amenities in L'Hermenault and the larger town of Fontenay-le-Comte. The surrounding area is renowned for its attractive countryside, historic towns and relaxed pace of life, with the Atlantic coast and its sandy beaches also readily accessible for days by the sea. With approximately 6,659m² of land, a pond, vegetable gardens, covered outside kitchen terrace and plenty of space for outdoor living, this is an appealing opportunity for anyone seeking a characterful French home with room to develop, in a beautiful and well-connected part of the Vendée.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2760 € et 3810€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**461 EUR**

NOTES

DESCRIPTION

Set in the peaceful village of Saint-Martin-des-Fontaines, this attractive Vendée property offers an appealing blend of traditional character, comfortable accommodation and exciting further potential.

The main stone house provides approximately 130m² of living space and has been thoughtfully renovated while retaining plenty of its original charm. On approaching the house you will find a sweeping parking area under shading trees. The ground floor, a generous entrance hall leads into a welcoming 33m² living room with a wood-burning stove. The fully equipped 13m² kitchen has a useful adjoining pantry, while a full bathroom with shower and WC plus a 15m² bedroom provide the convenience of single-level living.

Upstairs, a landing gives access to three further bedrooms measuring approximately 14.5m², 15.4m² and 8m², together with a shower room and WC.

Outside, the property really comes into its own. A spacious 31m² outisde kitchen, complete with a working bread oven, provides a wonderful space for relaxed lunches, entertaining or enjoying the garden whatever the weather.

The property also benefits from an attached 20m² garage and several additional outbuildings of around 20m².

A particularly interesting feature is the additional former house, offering approximately 90m² of floor space plus an upper level. Currently used for storage, it offers scope for a future project, subject to the necessary permissions and structural considerations. Potential uses could include a workshop, garage, stables, or additional accommodation or a complete renovation project. The structure does require careful assessment, as previous tree growth has caused parts of the building to...