LEGGETT
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Ref: A44044MGA85 Price: 229 000 EUR

agency fees to be paid by the seller

Renovated 4-bedroom stone house with 5,659 m of land and outbuildings in Saint Martin des Fontaines







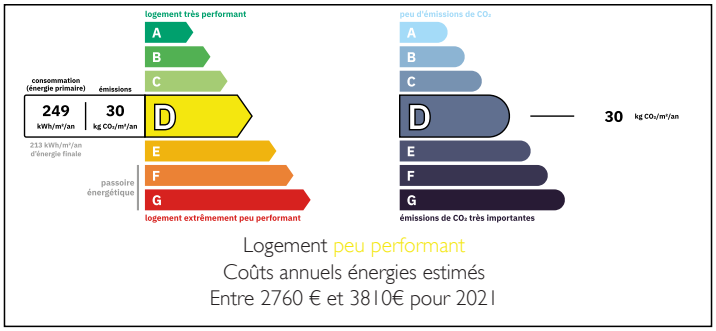








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2760 € et 3810€ pour 2021

INFORMATION

Town:	Saint-Martin-des-Fontaines
Department:	Vendée
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	5659 m2

IN BRIEF

Located in Saint-Martin-des-Fontaines, in the heart of the Vendée region, this property enjoys a peaceful setting within a charming village. The village currently has a restaurant, while the neighboring town offers a wide range of shops and services: a bakery, a convenience store, a pharmacy, a bank, a school, and an auto repair shop.

Ideally located, you are just 15 minutes from Fontenay-le-Comte, a historic town offering all amenities (hospital, bus station, movie theater, swimming pool, hypermarkets, doctors, market…). Niort and its TGV station are accessible in 50 minutes, while the beaches and La Rochelle (TGV station and airport) are about an hour away.

The property consists of a renovated house of approximately 130 m², outbuildings, a courtyard, a landscaped garden, and a meadow with a pond.

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: **312 EUR**

NOTES

DESCRIPTION

A charming, well-maintained property offering comfort, authenticity, and great potential for renovation.

This stone house combines character with functionality.

It comprises:

Ground floor:
A spacious entryway with a closet (13.35 m²) welcomes you and leads to a cozy 33 m² living room featuring a wood-burning stove. The fully equipped kitchen (13 m²), both inviting and functional, is complemented by a pantry. You'll also find a bathroom with a toilet, as well as a 13 m² bedroom, ideal for single-level living.

Outside, a pleasant 31 m² covered terrace with a working bread oven extends the living spaces, accompanied by a second terrace to fully enjoy sunny days.

Upstairs:
A landing leads to three bedrooms (14.50 m², 11.50 m², and 8 m²) as well as a shower room with a toilet.

Outbuildings:
An attached 20 m² garage and several outbuildings (approximately 20 m²) complete the property.

An attractive exterior:

The property features a courtyard; the tree-lined and landscaped garden is particularly pleasant, with well-maintained vegetable patches. A meadow of approximately 3,300 m² with a pond completes this natural and peaceful setting.

Additional information:

Gas central heating