LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44127DOW85 Price: 108 791 EUR

agency fees to be paid by the seller

## Historic Vendéen Barn with Exceptional Conversion Potential















# INFORMATION

| | |
|---|---|
| Town: | Terval |
| Department: | Vendée |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 135 m2 |
| Plot Size: | 9435 m2 |

# IN BRIEF

A wonderful barn conversion opportunity. This authentic and increasingly rare Vendéen barn dates back over a century and offers generous proportions with attractive traditional stone construction. Full of character and charm, it provides an excellent project to create a comfortable modern home while keeping its original features. Set in a peaceful countryside location, the property enjoys open views and a calm rural setting. A fantastic opportunity to create your dream home, this property is ripe for conversion and ready for you to make your mark. Whether you envision a bright open-plan living space or prefer more defined, characterful rooms, the layout offers complete flexibility to suit your style and needs.

# ENERGY - DPE

DPE not required.

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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## NOTES

## DESCRIPTION

The barn is arranged in three sections, offering excellent flexibility for conversion.

The left section has already been started with a concrete floor and initial plumbing and electrics in place. The central section has a high ceiling and is ideal for a large open plan living space with a mezzanine above. The right section provides further generous space suitable for additional accommodation, a studio or utility use depending on the design.

Outside, there is a terrace area and an above ground swimming pool with open countryside views. The setting offers a good sense of space with open land to the side and rear. Nearby, the village of La Chapelle aux Lys is known as a Star Village with very clear night skies. It is home to the Astrolys festival and a planetarium offering star and space experiences. The property is believed to date back over a century and reflects the agricultural history of the area. Built mainly in natural stone with some later brick additions, it has developed over time as part of a former farmstead. It is also understood to have links to the Second World War, adding further historical interest.

All measurements are approximate:

Left: 135 m² (Habitable space - at present)
Central: 148 m²
Right: 191 m²

Total: 474 m²

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