

Charming traditional farmhouse in Pouzauges – 200 m , 3 bedrooms, outbuildings, and a pool on 1 ha of land.

EXCLUSIVE



## INFORMATION

Town:	Pouzauges
Department:	Vendée
Bed:	3
Bath:	2
Floor:	203 m <sup>2</sup>
Plot Size:	10970 m <sup>2</sup>

## IN BRIEF

Leggett Immobilier International is pleased to present this charming farmhouse located just 5 minutes from Pouzauges (shops, services, and TER train station), and 20 minutes from Puy du Fou, Les Herbiers, and Chantonnay. You can also reach Nantes in 1 hour and 10 minutes (TGV station and airport) and the beaches of Les Sables-d'Olonne in 1 hour and 20 minutes.

The house features, on the ground floor, a spacious, fully equipped kitchen open to the dining room with a Godin wood-burning stove, a utility room with a toilet and boiler room, a cozy living room with a wood-burning stove, a bedroom with an open fireplace, and a bathroom with a toilet.

Upstairs: a landing, two bedrooms, and a shower room with a toilet.

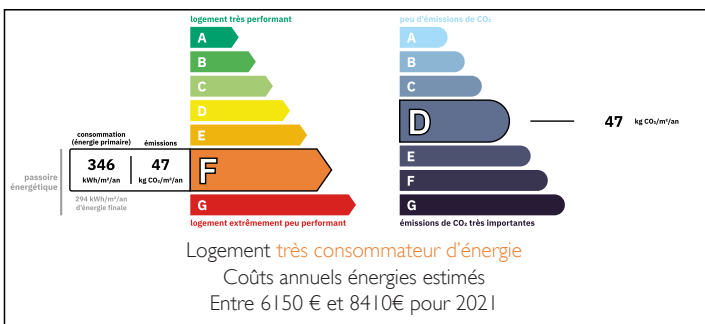
Several outbuildings complete the property: a bread

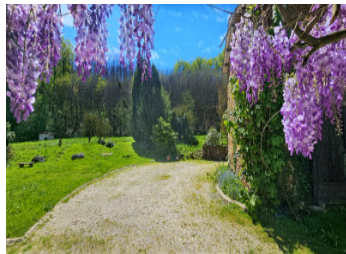
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



## ENERGY - DPE





## DESCRIPTION

Additional information:

Double-glazed PVC window frames, some of which are tilt-and-turn

Oil-fired central heating with a condensing boiler, supplemented by two wood-burning stoves

Septic system

Fiber-optic connection available

Approximate square footage (sq. ft.)

Ground floor:

Kitchen: 16

Utility room: 9

Dining room: 20

Living room: 35

Bedroom 1: 28

Bathroom with tub, shower, and toilet: 15.50

First floor:

Landing: 30

Bedroom 2: 21

Bedroom 3: 27

Shower room with toilet: 7

Outbuildings and outlying structures:

Barn: 55

Stable: 60 with 40-sq. ft. loft

Chicken coop: 13

Bread oven area: 19

Small roofs: 10

Garden shed: 13

Swimming pool : 3.5 x 8 m

Renovations are needed, particularly the replacement of the house's roof tiles.

-----

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

## LOCAL TAXES

Taxe habitation: **1060 EUR**

## NOTES