LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45183NHA85 Price: 249 952 EUR

agency fees included: 7 % TTC to be paid by the buyer (233 600 EUR without fees)

Charming 5-bed country home with pool, terrace and mature gardens in rural Vendée, with no near neighbours

EXCLUSIVE







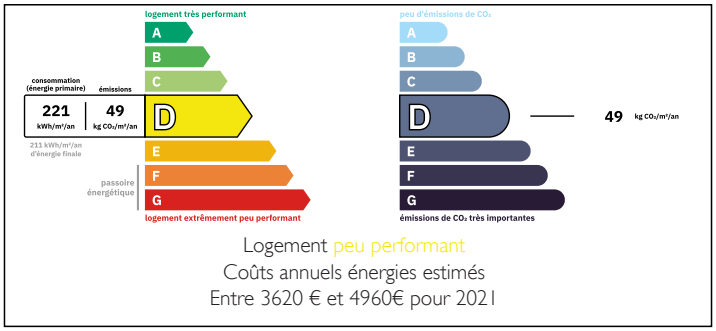








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3620 € et 4960€ pour 2021

INFORMATION

Town:	Saint-Maurice-le-Girard
Department:	Vendée
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	2016 m2

IN BRIEF

Set in a peaceful countryside location with no near neighbours, this spacious detached property offers generous family accommodation, privacy and mature gardens with a private saltwater swimming pool. Previously, it has been successfully run as a gîte. The ground floor includes a dining room with a double-fronted log burner opening through to the lounge, fitted kitchen, utility room, and a master suite with terrace access, dressing room and bathroom. Upstairs are four further bedrooms, a shower room and separate WC.

Outside, the grounds feature lawned gardens with mature trees, shaded seating areas, terraces, a gated saltwater swimming pool, pool equipment storage, log store and ample parking.

Located approximately 5km from amenities, around 65km from the Vendée coastline, approximately 80km from La Rochelle Airport and around 95km

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:	**419 EUR**
Taxe habitation:	**674 EUR**

NOTES

DESCRIPTION

The house comprises:
From the terrace you enter the dining room (18m²), featuring a double-fronted log burner and staircase leading to the first floor.
The kitchen (15m²) benefits from a feature bread oven wall, with access to a utility room (16m²). Also on the ground floor is a spacious lounge (30m²) and a master suite comprising a bedroom (17m²) with patio doors opening onto the terrace, a bathroom (7m²) with wc, wash basin, bath and separate shower, and a dressing room (4m²).

Upstairs, the landing area (14m²) leads to four further bedrooms (18m², 10m², 11m² and 10m²), a shower room (5m²) with shower, wash basin and WC, together with a separate WC (3m²).

Outside:
The property benefits from a gated saltwater in-ground swimming pool, complete with surrounding paved terrace and electric motorised cover.
The grounds include lawned areas with mature trees providing shade, a gravelled terrace, and various seating areas.
There are two small outbuildings (each 6m²), one housing the swimming pool equipment and the other currently used as a log store.
Attached to the house, but accessed externally, is the boiler room (10m²), which houses the oil-fired central heating boiler and storage tank.
To the front of the property is a gravelled parking area and covered parking space, plus a well.

All measurements are approximate.

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