LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46734NHA85 Price: 82 000 EUR

agency fees to be paid by the seller

Charming 5-bed village house with courtyard, walk to amenities, great potential near Fontenay















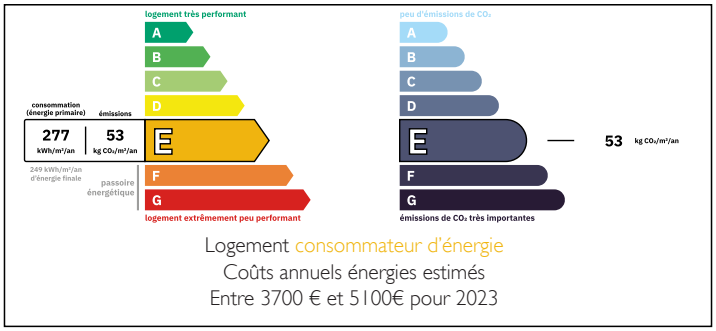
INFORMATION

Town:	L'Hermenault
Department:	Vendée
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	229 m2

IN BRIEF

Spacious 5-bedroom village property within walking distance of local amenities and just a short drive from the bustling market town of Fontenay. Offering generous accommodation, enclosed outdoor spaces and exciting scope for modernisation, this character home could become a superb family residence or holiday home.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3700 € et 5100€ 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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NOTES

DESCRIPTION

Situated in the heart of a friendly village, this substantial five-bedroom property enjoys the convenience of being within easy walking distance of local shops and services, while the larger market town of Fontenay is only a short drive away.

The ground floor is arranged around a central entrance hall (10m²). To the front of the house is a comfortable lounge (22m²), while opposite is a ground-floor bedroom (10m²) with its own bathroom (6m²), making it ideal for guests or single-level living.

Continuing through the hallway, the rear of the property opens into a spacious dining room (19m²) with practical understairs storage and patio doors leading directly onto the enclosed rear courtyard. Opposite, the kitchen (13m²) opens into a covered outdoor area (14m²) with a separate WC, also providing access to the courtyard.

Upstairs, a central landing (11m²) leads to four further bedrooms (16m², 17m², 18m², 15m²), a shower room (5m²) and a separate WC (2m²). A staircase continues to the large attic, offering excellent potential to create additional living accommodation, subject to the necessary permissions.

Outside, the property benefits from an enclosed front terrace (56m²) with gated side access leading to the private rear courtyard (30m²). The gardens have been designed for easy maintenance, making this an ideal lock-up-and-leave property or permanent home.

Although the house would benefit from modernisation, it offers generous living space, character and enormous potential to create a truly special home in a sought-after village location.

Distances

Village amenities: Walking distance (200–500 m)