

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



INFORMATION

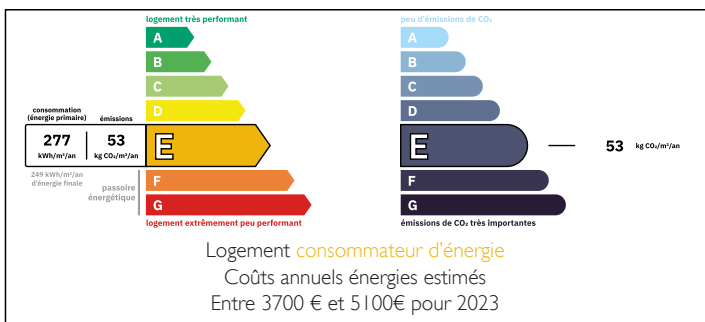
Town:	L'Hermenault
Department:	Vendée
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	229 m2

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



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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.



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)

NOTES