LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48031MGA85 Price: 349 900 EUR

agency fees to be paid by the seller

Renovated, character property in a quiet location in the Vendée countryside; 8 rooms, 228 m ; 5 beds barns















INFORMATION

Town:	Saint-Martin-Lars-en-Sainte-Hermine
Department:	Vendée
Bed:	5
Bath:	2
Floor:	228 m2
Plot Size:	1950 m2

IN BRIEF

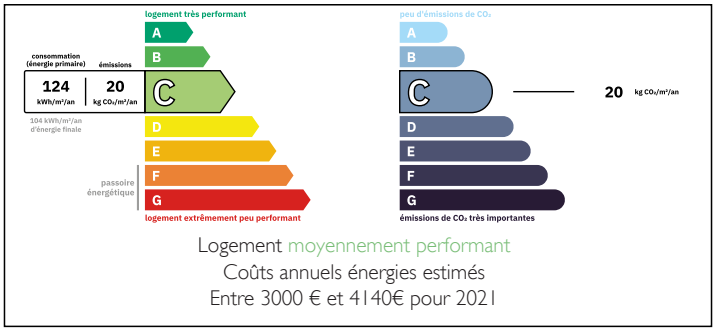
In the heart of the Vendée countryside, in Saint-Martin-Lars-en-Sainte-Hermine, discover this beautiful, fully renovated stone property, nestled in a peaceful setting.

It consists of a spacious home featuring several bedrooms—including two suites—a cozy living room with a wood-burning stove, a fully equipped kitchen, a game room, and several bathrooms.

Numerous outbuildings complete the property: a former barn, a covered courtyard, attics, a cellar, storage spaces, and a former chicken coop.

The property features double-glazed windows, fiber-optic internet, excellent insulation, and RJ45 jacks in the bedrooms. Ideal for a family seeking a peaceful setting or for starting a bed-and-breakfast business.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3000 € et 4140€ pour 2021

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:	**1000 EUR**

NOTES

DESCRIPTION

Located in Saint-Martin-Lars-en-Sainte-Hermine, a quiet countryside village, this stone property offers a peaceful and authentic living environment in the heart of the Vendée countryside.

Fully renovated, it is ideal for a family looking to enjoy spacious living areas, as well as for a buyer seeking a property suitable for operating a bed-and-breakfast, thanks in particular to the house's layout, the number of available bedrooms, and the potential to create additional ones.

The town of Saint-Martin-Lars-en-Sainte-Hermine offers local amenities, an elementary school, Bread shop 5 minutes away on foot.

Just 10 minutes away, Sainte-Hermine offers a full range of shops and services: bakeries, restaurants, a supermarket, a gas station, a post office, banks, a movie theater, elementary and middle schools, a doctor's office, a pharmacy, a hair salon, a physical therapist's office, a bar-tobacco shop-PMU, as well as access to the A83 interchange.

The Atlantic Coast is about an hour away, and Nantes Airport is about 1 hour and 10 minutes away.

This home stands out for its unique layout, spacious rooms, and numerous areas that allow the space to be adapted to the needs of a family or a professional venture.

On the garden level:

You'll find a pleasant living room equipped with a wood-burning stove (31 m²), offering a warm and inviting atmosphere.

The fully fitted and equipped kitchen (17.80 m²) is functional and allows you to fully enjoy everyday life.

This level also includes: