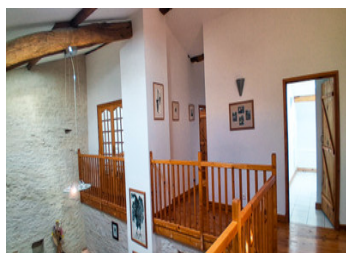
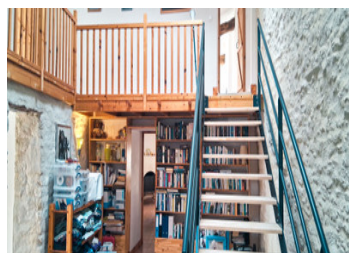


Renovated barn forming part of this spacious 4-bedroom town house, with a lovely garden in Bourneau



INFORMATION

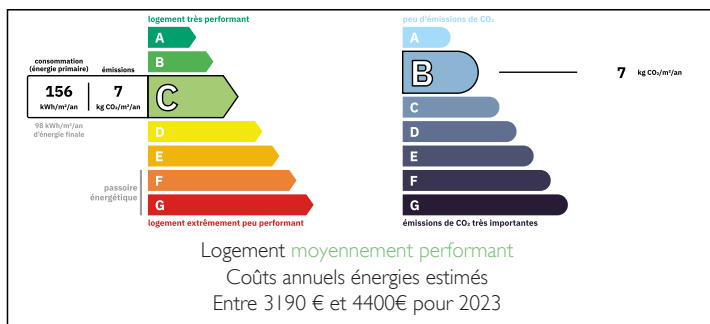
Town:	Bourneau
Department:	Vendée
Bed:	4
Bath:	3
Floor:	245 m2
Plot Size:	1516 m2



IN BRIEF

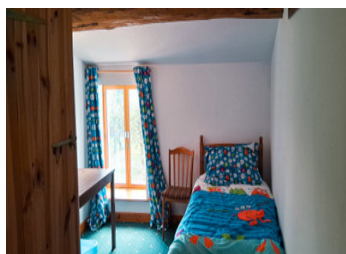
Right in the heart of the pretty village of Bourneau, this spacious 245m² character home has plenty to catch your eye. Exposed beams, wooden floors and an AGA in the kitchen all add to its charm, while the beautifully renovated former barn brings something really special to the house, with its impressive vaulted ceiling, velux window and bespoke staircase. With four bedrooms, three bathrooms including one on the ground floor, an office, laundry room and several living areas, there is space here for all the family, whether you're looking for a permanent home or somewhere to enjoy holidays together. Outside, the garden has its own little orchard with fig, cherry, nectarine and apple trees. There's a courtyard, garage, driveway parking and a collection of outbuildings, including a covered area with an original bread oven. Add in the...

ENERGY - DPE



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.



DESCRIPTION

Set in the heart of the peaceful village of Bourneau, this characterful period home offers approx. 245m² of living space, with plenty of room for family life, entertaining and a whole host of hobbies. From the moment you step inside, the house feels welcoming. The lounge has exposed beams, wooden floors and a wood-burning stove; while the adjoining dining room features an open fireplace and direct access to the courtyard. The kitchen is equally appealing, with its sloping ceiling, generous proportions and AGA at its heart. There is space for a more informal dining area, with doors opening onto the courtyard. There is plenty more to discover on the ground floor, including a room ideal for hobbies and creative pursuits, complete with an original wine press, along with a shower room, laundry or utility room, larder and separate office. One of the real highlights is the former barn, now beautifully incorporated into the house as a spacious library and leisure area. Its impressive vaulted ceiling, Velux window and rendered walls give it real character, while the brand-new bespoke staircase leads to a mezzanine landing. Upstairs, the generous principal bedroom has striking exposed beams and its own en-suite bathroom. There are three further bedrooms, including one with access to the balcony area and another with an L-shaped layout that could accommodate two single beds. A family bathroom with a bath and walk-in Italian-style shower completes the accommodation.

Outside, the...

NOTES