LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48494MGA85 Price: 487 000 EUR

agency fees to be paid by the seller

Fontenay-le-Comte 243 m family home, 6 bedrooms (4 with air conditioning), heated saltwater pool, and garage















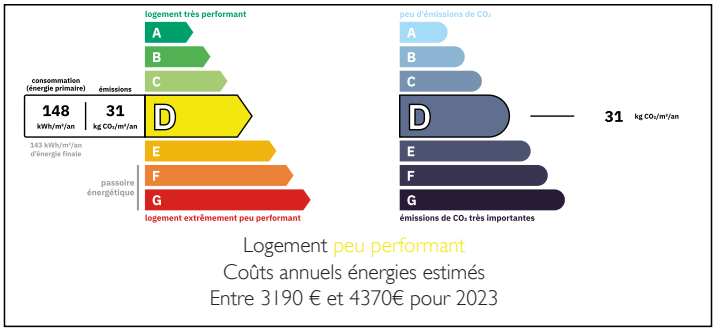
INFORMATION

Town:	Fontenay-le-Comte
Department:	Vendée
Bed:	6
Bath:	2
Floor:	243 m2
Plot Size:	1275 m2

IN BRIEF

In Fontenay-le-Comte, discover this elegant 243 m² family home, converted from an old farmhouse that has been carefully renovated and expanded. It features six bedrooms—two of which are on the ground floor—beautiful living areas with fireplaces, a separate, fully fitted and equipped kitchen, an office, and functional spaces suited for the whole family. Outside, enjoy a pleasant garden, a heated pool surrounded by a travertine terrace, and a garage. City gas heating, reversible air conditioning, fiber-optic internet, and solar panels round out the amenities. Ideally located near shops, schools, and walking paths, this property combines old-world charm with comfort and quality of life.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3190 € et 4370€ 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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LOCAL TAXES

Taxe foncière: **2608 EUR**

NOTES

DESCRIPTION

Leggett International Real Estate is pleased to present this charming property with 243 m² of living space and high-quality features.

Originally a farmhouse that has been transformed over the years through careful renovations and expansions, this 243 m² property has preserved its historic charm while incorporating the comfort and amenities expected today.

Behind its motorized gate, it reveals spacious rooms, a harmonious layout, and a warm atmosphere. A home designed to accommodate a large family, entertain loved ones, and make the most of every moment.

COZY AND FUNCTIONAL LIVING SPACES

From the moment you enter, the home captivates with its character and generous proportions.

The dining room opens onto the living room, where the open fireplace adds a touch of authenticity and creates a particularly pleasant atmosphere on winter evenings. The separate, fully fitted and equipped kitchen allows you to cook comfortably while maintaining the convivial atmosphere of the living areas.

The ground floor offers a layout that's particularly practical for everyday living, with two bedrooms that make it possible to live entirely on one level, while still retaining beautiful spaces upstairs.

You'll also find:
- Two bedrooms (10.80 and 20 m², air-conditioned)
- Two bathrooms, one with a toilet (4.70 and 10 m²)
- A separate office (18.90 m²) with access to the covered patio (28 m²), ideal for working from home or any activity requiring a dedicated space;
- A laundry room (9 m²)