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Property Reference: **MFH-PHMJ0402**

## Substantial farmhouse set in 4,5 hectares land

L'Hermenault, Vendee, Western Loire



# €249,548

inc. of agency fees

4 Beds    2 Baths    210 sqm    4.5 ha

Substantial farmhouse set in 4,5 hectares of land including over 2 acres of wood land for sale in the Vendée.

### At a Glance

**Reference** MFH-PHMJ0402

**Bed** 4

**Land** 4.5 ha

**Near to** Fontenay-le-Comte

**Bath** 2

**Pool** No

**Price** €249,548

**Hab.Space** 210 sqm

**Land Tax** N/A

## **Property Description**

Substantial farmhouse set in 4,5 hectares of land including over 2 acres of wood land for sale in the Vendée in Western France.

### **THE ACCOMMODATION**

The property offers spacious living area with entrance hall; sitting room with fireplace, tiled floor, separate dining room, bathroom, WC, fitted kitchen with wood burner and lovely views across the valley, 1 bedroom and reading room/library. Wine cellar and utility room with CH boiler. Independant studio apartment with shower room, WC and kitchen area.

On the First floor: 4 bedrooms, study, shower room, WC and larga convertible attic space 36 sqm.

### **OUTSIDE**

Attached land mainly fields with over 2 acres of wood land.

### Environment & Surroundings

Near to Shops? ✓  
Near to Schools? ✓

### And Before You Ask

Condition: Good general condition  
Heating System: Central heating (oil)  
Drainage: Old septic tank which needs updating  
Property Tax: €750.00

### Key Information

Property type: Farmhouse  
Bedrooms: 4  
Bathrooms: 2  
Price: €249,548  
Address: L'Hermenault, Vendee, Western Loire

### Additional Information

Internal Area: 210 sqm  
Land Area: 4.5 ha  
Has a Garden: Yes

## Gallery











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