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## Authentic village bourgeois house in excellent condition

La Chataigneraie , Vendee , Western Loire



**€329,600**

inc. of agency fees

5 Beds 3 Baths 216 sqm 1149 sqm

Authentic and charmingly renovated 5 bedroom Maison bourgeoise in excellent condition with a garden in a small village with amenities in the Vendée.

### At a Glance

Reference MFH-PHM21903N

Near to Fontenay

Price €329,600

Bed 5

Bath 3

Hab.Space 216 sqm

Land 1149 sqm

Pool No

Land Tax N/A

### Property Description

This charmingly renovated 5 bedroom Maison bourgeoise with a garden is situated in a small village with shops, school and amenities near La Chataigneraie in the Vendée. This authentic village bourgeois house is *in excellent condition, with* spacious (216 sq.m) and comfortable living space. At the front of the house, a landscaped and completely private Japanese garden with a sunny terrace offers a place of peaceful conviviality. Outside, along the wooden greenhouse and the small roofs, a pretty flowered path leads to the garden with trees at the rear of the property.

## THE ACCOMMODATION

### On the ground floor

- Entrance on parquet floor, study / bedroom with fireplace, private shower room and toilets, accessible to people with reduced mobility.
- On the right, superb living room with small lounge and dining/reception area. Bright kitchen with fireplace.

### On the first floor

- Landing leading to 4 large bedrooms, one with private bathroom and toilet and another with private shower room overlooking the garden. Separate toilets.

### On the second floor

- On the second floor, convertible attic with high ceilings and exposed framework.

## ADDITIONAL INFORMATION

- Full basement with boiler room, well and wine cellar.
- Old bakehouse with its bread oven ideal for entertaining during the summer.

*The property has been renovated over the years with the aim to keep it's original charm using*

*noble quality materials.*

### Environment & Surroundings

Near to Shops? ✓

Near to Schools? ✓

### And Before You Ask

Exposure: East

Condition: Immaculate

Heating System: Central heating (oil)

Drainage: Connected to mains town system

Property Tax: €692.00

### Summary

Property type: Village house

Bedrooms: 5

New Home? No

Bathrooms 3

Price €329,600

### Key Information

Internal Area: 216 sqm

Land Area: 1149 sqm

Floor: 2

How many Outbuildings: 1

Number of Fireplaces: 2

Has a Wine Cellar Yes

Has Attic Space: Yes

Has a Garden Yes

**Location: Western Loire**





## Gallery















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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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