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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.

€329,600

Hab.Space 216 sqm

#### At a Glance

Near to Reference MFH-PHM21903N Fontenay

Bed Bath 5

Pool Land 1149 sqm

3

Land Tax N/A No

Price

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.

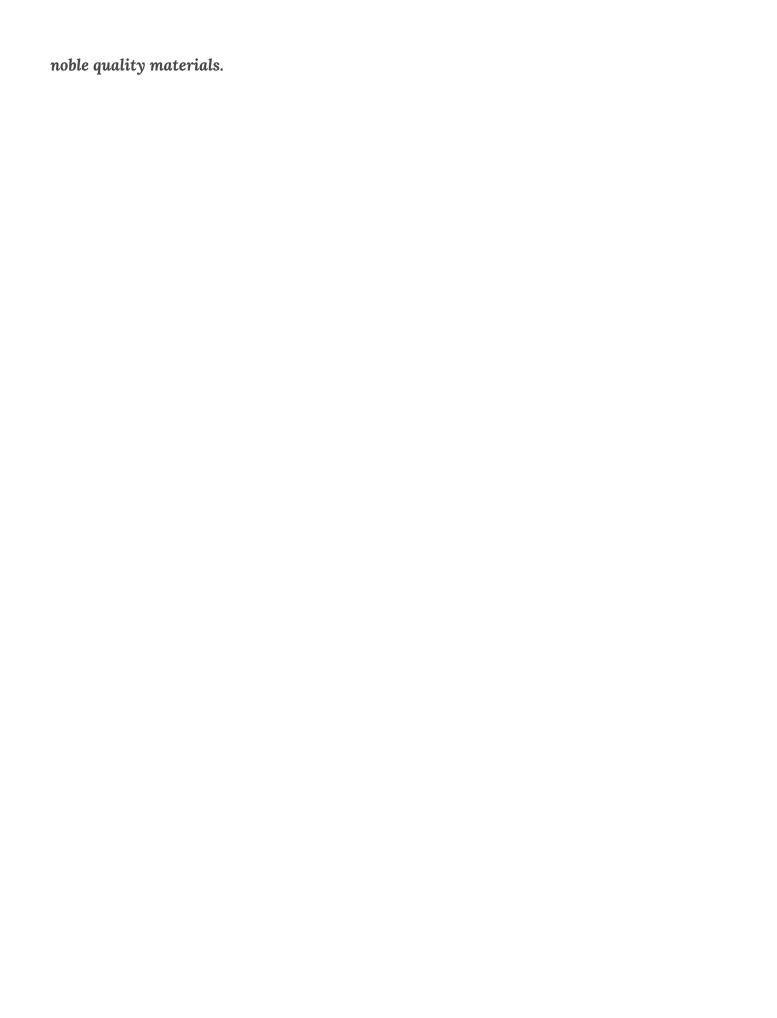
#### On the second floor

• 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



## **Environment & Surroundings**

Near to Shops?

 $\checkmark$ 

Near to Schools?

#### **And Before You Ask**

Exposure: East

Condition: Immaculate

Heating System:

heating (oil)

Central

Connected

Drainage: 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

2

1

2

Land Area: 1149 sqm

Floor:

How many

Outbuildings:

Number of

Fireplaces:

Has a Wine Cellar Yes

Has Attic Space: Yes

Has a Garden Yes

**Location: Western Loire** 



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#### S. and L. BROWN



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