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## Stunning country home in beautiful setting in the Vendée

**Mouilleron En Pareds , Vendee , Western Loire**



# €197,600

inc. of agency fees

3 Beds   2 Baths   132 sqm   3062 sqm

Stunning architect designed home with a double garage and outbuilding set in beautiful setting bordering a small river in the Vendée, ready to move into. **NEW PRICE!**

### At a Glance

<b>Reference</b>	MFH-PHM22201J	<b>Near to</b>	Fontenay	<b>Price</b>	€197,600
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	132 sqm
<b>Land</b>	3062 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

**NEW PRICE** for this stunning country home with a double garage and outbuilding set on a 3000 sq.m plot in beautiful setting bordering a small river in the Vendée in Western Loire. Immediately habitable house with no work needed.

This architect-designed house dates from 2002, it offers 132 sq.m of living area with beautiful oak finishing throughout the property.

## **THE ACCOMMODATION**

- Entrance into a open living room of 36m<sup>2</sup> with fireplace and high ceiling. Terracotta tiles and oak roof timbers.
- Fitted kitchen and dining room opening onto the terrace and the garden to the west.
- One downstairs bedroom with en-suite bathroom.
- Beautiful oak doors and staircase.
  
- *Upstairs:* 2 bedrooms, WC and shower room.

## **ADDITIONAL INFORMATION**

- Land all around, approx 3000 sq.m.
- Large terrace, double garage and outbuilding.
- Immediately habitable house with no work needed.
- Shops in the village of Mouilleron en Pareds 5 minutes by car.

## Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

## And Before You Ask

Condition:	Very good
Heating System:	Wood burner system
Drainage:	Connected to mains town system

## Summary

Property type:	Countryside house
Bedrooms:	3
New Home?	No
Bathrooms	2
Price	€197,600

## Key Information

Year Built:	2002
Internal Area:	132 sqm
Land Area:	3062 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1
Has a Garden	Yes
Has a Terrace?	Yes

## Location: Western Loire



# Gallery









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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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