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## Lovely house with stunning gardens, a garage and pool

**La Chataigneraie , Vendee , Western Loire**



# €173,250

inc. of agency fees

2 Beds   2 Baths   120 sqm   3674 sqm

Lovely detached house in excellent condition with stunning gardens, outbuildings and pool, just outside a pretty Vendée village.

### At a Glance

**Reference** MFH-PHM24301W  
**Bed** 2  
**Land** 3674 sqm

**Near to** Fontenay  
**Bath** 2  
**Pool** Yes

**Price** €173,250  
**Hab.Space** 120 sqm  
**Land Tax** N/A

### Property Description

Situated just outside the local village with some amenities, this lovely 2/3 bedroom detached house is in excellent condition with stunning gardens, set on a 3,670 sq.m plot with garages and a workshop.

## THE ACCOMMODATION

The property offering 120 sq.m of living area consists downstairs of an open plan lounge, kitchen, dining room (47 sq.m) with woodburner. Utility area (9 sq.m) behind with WC. One of 3 garages (30 sq.m) this one is insulated and attached to the house and could possibly be converted into further accommodation.

*Downstairs* shower room with WC and sink. Upstairs there is a good size guest bedroom (21 sq.m) with storage and beams and the master bedroom with beams (20 sq.m) and ensuite bathroom (9.5 sq.m) and dressing area (11.7 sq.m)

## OUTSIDE

Spectacular gardens on around 3,674 sq.m, mostly lawned with various trees and shrubs, vegetable patch and above ground heated pool. Terraced seating area by the house.

There are outbuildings too; an open stone barn 8m x 7m, old pigsty, the remains of an old cottage still with fireplace and 2 further garages with workshop.

## ADDITIONAL INFORMATION

- Roof redone in 2020
- Double glazing throughout
- Heated swimming pool
- Stunning gardens
- Septic tank does not conform
- Property tax €471/year
- Local village is a short drive away, with basic amenities
- Town of La Chataigneraie with all commerce/services is 8kms

### Environment & Surroundings

|                  |   |
|------------------|---|
| Near to Shops?   | ✓ |
| Near to Schools? | ✓ |

### And Before You Ask

|                     |                            |
|---------------------|----------------------------|
| Exposure:           | South-east                 |
| Condition:          | Very good                  |
| Heating System:     | Central heating (gas)      |
| Reason for selling: | Property too big / small   |
| Condition of Roof:  | Excellent                  |
| Drainage:           | Septic tank needs updating |
| Property Tax:       | €471.00                    |

### Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 2                 |
| New Home?      | No                |
| Bathrooms      | 2                 |
| Price          | €173,250          |

### Key Information

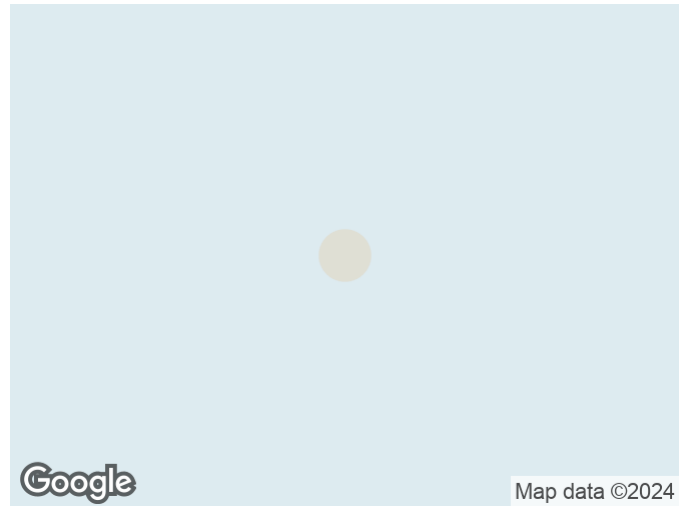
|                        |          |
|------------------------|----------|
| Internal Area:         | 120 sqm  |
| Land Area:             | 3674 sqm |
| Floor:                 | 2        |
| How many Outbuildings: | 4        |

#### Property Features:

- lovely garden
- outbuildings
- workshop
- reduced from 187
- 950 euros

|                        |     |
|------------------------|-----|
| Has an Office / Study? | Yes |
| Has a Garden           | Yes |
| Has a Terrace?         | Yes |
| Swimming Pool?         | Yes |

### Location: Western Loire



## Gallery







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