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## Stone cottage with a large pond adjoining the forest

**Puy-de-Serre , Vendee , Western Loire**



**€187,200**

inc. of agency fees

**3 Beds   1 Baths   104 sqm   8509 sqm**

Pretty stone cottage set in 2 acres of land with a pond adjoining the forest with no close neighbours.

### At a Glance

**Reference** MFH-PHM40201  
**Bed** 3  
**Land** 8509 sqm

**Near to** Fontenay  
**Bath** 1  
**Pool** No

**Price** €187,200  
**Hab.Space** 104 sqm  
**Land Tax** N/A

### Property Description

This pretty 3 bedroom farmhouse with beautiful land of 8500 sqm including a pond of 3000 sqm offers around 100 sqm of living area + 70 sqm of additional space to be converted. The renovation work took place between 2011 and 2015. Often rented as a rural gîte, the furniture is included in the sale.

# The Accommodation

On the ground floor, there's a kitchen and dining room with fireplace. Shower room, WC, living room and a large bedroom with fireplace and beams. Old entrance and a room to renovate.

*Upstairs* 2 bedrooms and convertible attics. Beautiful views of the forest to the north and west and of fields elsewhere.

## Additional Information

- Covered terrace behind the house and a stone outbuilding with an old-style cellar.
- Adjoining land of approximately 2500 sqm with 2 wells and an orchard.
- A 200m path takes you to the pond which is set on a 6000 sqm plot.

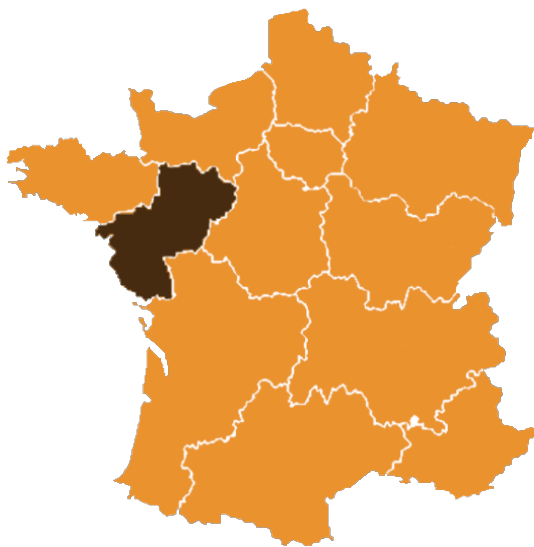
Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 3                 |
| Bathrooms      | 1                 |
| Price          | €187,200          |

Key Information

|   |          |
|---|----------|
| Internal Area:  | 104 sqm  |
| Land Area:  | 8509 sqm |
| Floor:  | 2        |
| How many  | 2        |
| Outbuildings:   |          |
| Number of Fireplaces:   | 2        |
| Property Features:  |          |
| <ul style="list-style-type: none"><li>• large pond</li><li>• terrace</li><li>• no close neighbours</li><li>• 2 acres land</li></ul> |          |
| Has a Wine Cellar   | Yes      |
| Has a Garden  | Yes      |

Location: Western Loire





## Gallery











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