

[Click to view MFH-PHM40201](#)

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	Near to	Fontenay	Price	€187,200
Bed	3	Bath	1	Hab.Space	104 sqm
Land	8509 sqm	Pool	No	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 Outbuildings:	2
Number of Fireplaces:	2

Property Features:

- large pond
- terrace
- no close neighbours
- 2 acres land

Has a Wine Cellar Yes

Has a Garden Yes

Location: Western Loire



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates