



Ref: A26706FBU85 Price: 197 950 EUR

agency fees included: 7 % TTC to be paid by the buyer (185 000 EUR without fees)

Country house in central Vendée with 6 beds, 4 shower rooms, modern kitchen and enclosed large garden.



INFORMATION

Town: Saint-Cyr-des-Gâts

Department: Vendée

Bed:

Bath: 4

Floor: 250 m2

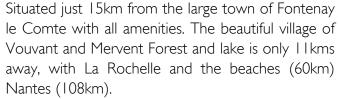
Plot Size: 3840 m²







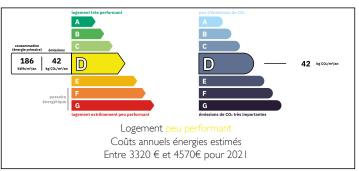








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





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LOCAL TAXES

Taxe foncière: 931 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set on the outskirts of a village and surrounded by trees and fields, this property has been thoughtfully arranged with private outdoor dining areas, large garden, a gravelled parking area and a wooden garage.

This property offers flexible living accommodation and is laid out as follows: -

On the ground floor -

entrance hall

office

Shower room

pantry

boiler room.

Fitted Kitchen/dining room with sliding patio doors to covered outside terrace.

Shower room,

utility room with door to side terrace

Dining room with door leading to slabbed patio.

Lounge with 3 windows and a pellett burner.

Stairs from the lounge lead to the first floor corridor. bedroom #1 with wood burner.

bedroom #2.

A few steps down to bedroom #3, sloping ceiling bedroom #4, sloping ceiling

bedroom #5 with en-suite shower room + WC, sloping ceiling

Up some steps to bedroom 6 with en-suite bathroom + WC and dressing room. Full head height.

This property makes excellent use of the space at the rear and to the side, with a large covered terrace and separate patio area, ensuring all day sunlight and al fresco dining. Laid to lawn, the large garden is enclosed and has attractive flower beds and planters surrounding the terrace area.

There is a gravelled entrance with a wooden garage and the property is not overlooked from any direction.

The property benefits from double glazing throughout, exposed beams, oil central heating, wood burners and an efficient pellet burner. The

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