

Former 16th century farmhouse 300 m of living space, house with gîte, outbuildings and land DPE D.



INFORMATION

Town:	Marsais-Sainte-Radégonde
Department:	Vendée
Bed:	5
Bath:	4
Floor:	300 m2
Plot Size:	3430 m2

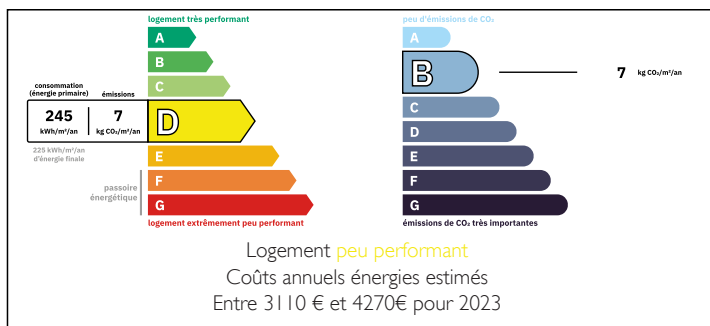


IN BRIEF

Located in Marsais Sainte Radegonde, a quiet rural commune 5 min from l'Hermenault, a commune with several shops and services (bakery, mini-market, pharmacy, garage....), 10 min from the A83 freeway Nantes / Paris / Bordeaux, 15 min from Fontenay-le-Comte, a town with shops and services (supermarkets, hospital, clinic, veterinary surgeon, doctors, restaurants, bars, cinema....), 45 min from La Roche-sur-Yon and Niort (towns with all shops and services and TGV train station), one hour from the sandy beaches and one hour from Nantes (airport, TGV train station).

This 16th-century property comprises a house (200 m²), a cottage (100 m²), various outbuildings, land and two wells.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



LOCAL TAXES

Taxe foncière: 650 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main house comprises:

First floor: through entrance with WC (13 m²), living room with wood-burning stove (29 m²), large fitted and equipped kitchen opening onto dining room (34 m²), bedroom with shower and WC (35 m²).

First floor: a landing leading to: a 36 m² suite (bedroom with shower, WC and dressing room), a bedroom with shower and WC (23 m²), another bedroom (12 m²) and a convertible attic (23 m²).

The gîte comprises :

First floor: fitted and equipped kitchen opening onto the dining room (39 m²), living room with wood-burning stove (21 m²), bedroom with WC (12 m²).

First floor: bedroom with shower and WC (26 + 7 m²).

Terrace.

Between the house and the gîte, a spacious workshop (52 m²).

Completing the property: an old stable (55 m²), shed (69 m²), old bread oven (18 m²) and outbuilding in ruins.

Courtyard in front and garden behind.

*Central heating in the main house, wood-burning stove in the gîte.

* Housing connected to fiber optics.

* septic tank not conform