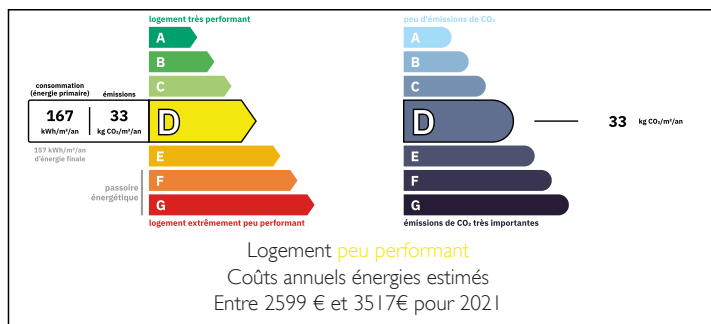


5-bedroom house 240 m , 1974 located in Fontenay Le Comte with park, swimming pool and meadows of almost 1.5 h



## ENERGY - DPE



## INFORMATION

Town:	Fontenay-le-Comte
Department:	Vendée
Bed:	5
Bath:	4
Floor:	240 m2
Plot Size:	13000 m2

## IN BRIEF

Situated in a quiet environment, this property offers attractive features.

The property is enclosed and private, not overlooked, and comprises two main levels.

On the garden level, a 40 m<sup>2</sup> studio with independent entrance comprises a living room/kitchen, a bedroom and a shower room with WC. Another bedroom with shower room and WC, a workshop, a garage, a storeroom and a cellar.

On the first floor, a vast entrance hall with fireplace leads to a luminous 43 m<sup>2</sup> living room with wood-burning insert and open onto the terrace, a sitting room with mezzanine, a fitted and equipped Mobalpa kitchen and a utility room.

Three bedrooms, including a master suite with access to the terrace, a veranda, a shower room and a separate toilet.

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.



## DESCRIPTION

Fontenay le Comte is a human-sized town of around 14,000 inhabitants with all shops and services including schools, hospital, clinic...

There's a market twice a week.

Fontenay-le-Comte is an attractive town, 5 min from the A83 motorway, 30 min from Niort (TGV), 50 min from La Rochelle (TGV, airport), 1h10 from Nantes (TGV, airport).

Fontenay-le-comte is a popular tourist destination, 10 min from the Massif forestier de Mervent-Vouvant, with water sports activities and hiking, biking and horse-riding trails. The Marais Poitevin is 15 minutes away.

1h00 from the Vendée beaches, 1h00 from the Puy du Fou park.

Useful information :

- home connected to fiber optics
- individual sanitation
- several watering holes included in garden (13)
- 14m borehole
- swimming pool, max. depth 2.40 m, surrounding steps
- town gas central heating

Approximate surface area in m<sup>2</sup> :

first floor :

entrance : 14

living room : 43

kitchen : 13.50

scullery : 3.50

living room 2: 15.40

mezzanine: 12

bedroom 1: 10.60

bedroom 2: 13.20 with bathroom, shower and WC (10)

bedroom 3: 13

veranda: 9.5

shower room: 5.30

WC: 1.80

## LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

## NOTES