

Pretty 2 bed stone holiday cottage with garden in a quiet spot

EXCLUSIVE



## INFORMATION

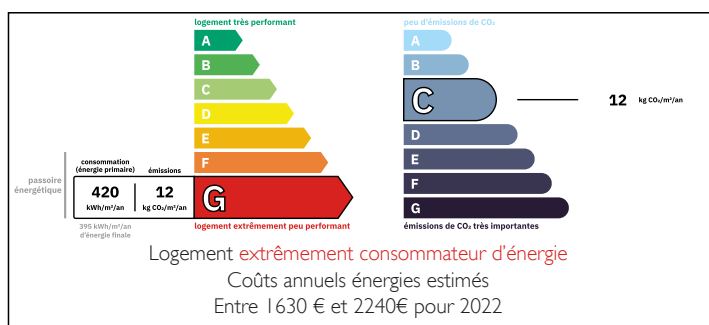
|             |              |
|-------------|--------------|
| Town:       | Puy-de-Serre |
| Department: | Vendée       |
| Bed:        | 2            |
| Bath:       | 1            |
| Floor:      | 91 m2        |
| Plot Size:  | 498 m2       |

## IN BRIEF

Situated in a quiet spot, this unspoilt mill cottage is charming. Between the villages of Puy de Serre and Faymoreau and only 12km from the beautiful medieval village of Vouvant. 18km from the town of La Chataigneraie, 14km from the market town of Coulonges sur L'Autize. Just over an hour from lovely beaches and La Rochelle.

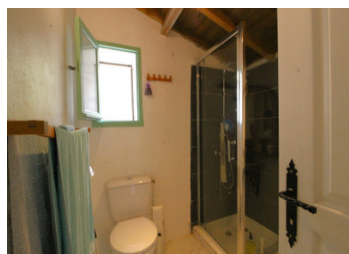


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

Charming Countryside Retreat – Perfect as a Second Home\*\*

This delightful semi-detached former mill cottage offers the perfect escape from city life. Full of authentic character, the spacious rooms have retained their original charm. A wood-burning stove creates a cosy atmosphere in the winter months, and just opposite the house, a pretty garden provides a peaceful place to relax.

The layout of the house is as follows:

- \* Entrance into a bright and spacious kitchen/dining area (25 m<sup>2</sup>), ideal for entertaining
- \* Utility room (3 m<sup>2</sup>) located at the far end in a single-level extension, leading to a shower room with WC (4 m<sup>2</sup>)
- \* Comfortable lounge with a fireplace and wood-burning stove (20 m<sup>2</sup>); warm air vents direct heat into the kitchen and up to one of the bedrooms
- \* A staircase leads to the first bedroom – a generously sized double (17 m<sup>2</sup>)
- \* A second staircase from the kitchen/diner leads to the large second bedroom (20 m<sup>2</sup>)

With just two immediate neighbours (one attached), the property offers both charm and a sense of privacy. In front of the cottage, a lovely outdoor seating area is perfect for morning coffee or summer evening meals. The pretty garden, which is not attached to the house, is shaded by surrounding trees and includes a wooden summer house—ideal for enjoying warm days outdoors.

Fosse septique does not conform to regulations. No double glazing.

A wonderful opportunity to own a peaceful and character-filled countryside retreat.

\*All measurements are approximate

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Information about risks to which this property...