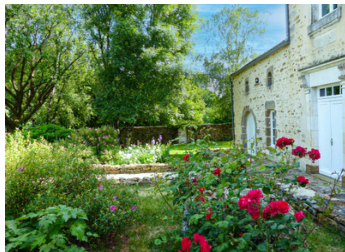


A Nobleman's manor house dating from 14th Century complete with tower and stone spiral staircase



INFORMATION

Town:	Marsais-Sainte-Radégonde
Department:	Vendée
Bed:	4
Bath:	2
Floor:	272 m2
Plot Size:	3659 m2



IN BRIEF

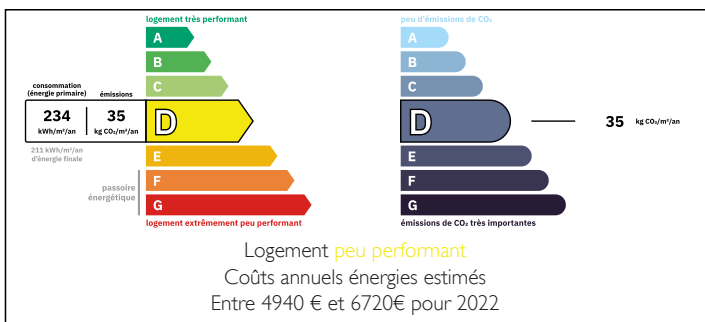
If history is your passion then this is the house for you! A remarkable fairytale manor house in the South-East Vendée. Dating from the 14th Century, it was once the residence of a nobleman and still carries all the splendour and hallmarks of its distinguished past. From the curved turret tower and sweeping stone staircase to arched doorways and windows and grand fireplace you could stand inside.

This is a quiet countryside retreat, a characterful family home, or a creative sanctuary with expansive outbuildings to match, this exclusive property is ready to welcome you.

The residence seamlessly blends historic grandeur with classic contemporary comfort, offering elegant living space across two levels, this includes a magnificent castle tower with a complete original, stunning stone spiral staircase.

Set on nearly 4,000m² of land, the property invites you to a peaceful French country life...

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.



DESCRIPTION

Lying in a quiet hamlet near Marsais-Sainte-Radégonde, you will arrive at this beautifully modernised home, surrounded by almost 4,000m² of land and landscaped, stone-walled garden.

The house comprises:

Grand entrance hall to a fully fitted contemporary kitchen with garden views (34.9m²), modern bathroom, two spacious living rooms; one with monumental fireplace (41.6m²) and access to iconic curved turret tower with original stone staircase. To upstairs master bedroom (36.5m²) with an en-suite bathroom, two further bedrooms and office/study (16.8m²). Bedroom 4 (33.0m²) is accessed from the main hallway via straight staircase..

There are a variety of outbuildings (313m²) - including vaulted stone cellar for wine storage, garage, sheds, workshop, boiler room housing the central heating system, all in good condition, new roof timbers.

Measurements are approximate.

Location and access:

The house enjoys a peaceful rural setting without feeling isolated. The nearest village, with everyday amenities is just a few minutes away (5km) and access to larger towns, such as the historical town of Fontenay-le-Comte 12km away, regional markets, and transport links easy (A83 being only 12 mins away). For fun and interest Puy de Fou, the Marais poitevin in proximity and the Vendée coast Les Sables d'Olonne is under an hour's drive. Swimming pool and hiking trails nearby, including part of the Compostela pilgrimage route. Approx. 1 hour to La Rochelle or Nantes international airports.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 1520 EUR

Taxe habitation: EUR

NOTES