

Exceptional countryside property, 245m2 house, 6 bedrooms, superb 4 ha stocked pond , woodland, near coast.



## INFORMATION

Town:	Sainte-Flaive-des-Loups
Department:	Vendée
Bed:	6
Bath:	4
Floor:	245 m2
Plot Size:	160000 m2



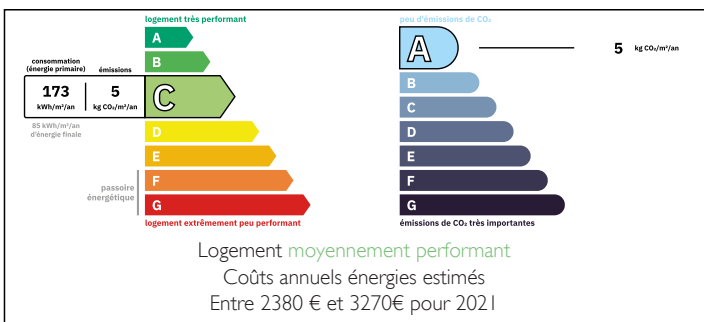
## IN BRIEF

A rare opportunity in the heart of the countryside, set within an exceptional 16 hectares estate featuring meadows, woodland, a vegetable garden, fruit trees, and a stunning fish-stocked pond(4 hectares).

Offering outstanding potential, the property enjoys an ideal location just 15 min from La Roche sur yon, 20 min from Les Sables d' Olonne, one hour from Nantes (international airport).

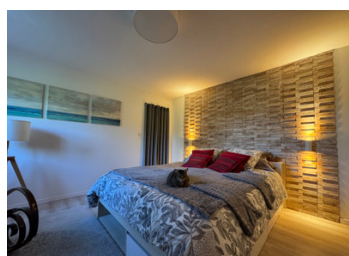


## ENERGY - DPE



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

The main house offers 245 m<sup>2</sup> of living space over two levels.

On the ground floor: a 65 m<sup>2</sup> living room with open-plan kitchen and fireplace with an insert, four bedrooms and two shower rooms.

Terrace adjoining the property, offering exceptional views over the estate and the pond.

A garage/ workshop and adjoining lean-to are located in continuity of the property.

The upper floor includes two independent apartments of 50 m<sup>2</sup> each (one 1/bedroom and one 2/bedroom unit), bringing the total of accommodation to six bedrooms and four shower rooms.

The estate enjoys an exceptional natural setting with landscaped shores, pathways, footbridges and piers allowing full access around the lake.

Excellent potential for a family residence or a tourism/event-based project: gîtes, bed and breakfast, seasonal rentals, weddings, fishing and leisure activities.

## LOCAL TAXES

**Taxe foncière: 1200 EUR**

**Taxe habitation: EUR**

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>