

Rural 11th century Chateau oozing history with excellent equestrian facilities and set in 4 hectares.

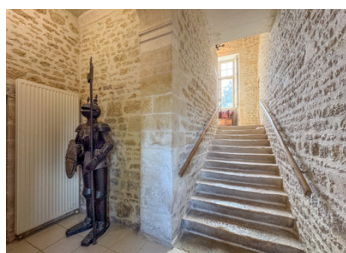


## INFORMATION

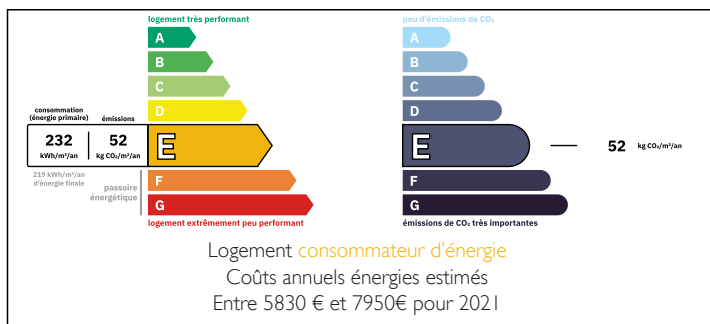
|             |                         |
|-------------|-------------------------|
| Town:       | Saint-Hilaire-des-Loges |
| Department: | Vendée                  |
| Bed:        | 8                       |
| Bath:       | 6                       |
| Floor:      | 495 m2                  |
| Plot Size:  | 42600 m2                |

## IN BRIEF

A beautifully presented home with exceptional equestrian facilities and business potential. Set in over 4 hectares this charming petit-château offers a combination of character, space and versatility. Situated close to a popular village. Only 17 km from Fontenay-le-Comte, the former capital of the Vendée and conveniently connected to major towns, transport links and the Atlantic coast. The renovated main residence provides 351 m<sup>2</sup> of habitable space, with five bedrooms, making it a substantial family home. An adjoining 144 m<sup>2</sup> maison des amies, with three bedrooms, provides excellent accommodation for extended family or potential rental. Despite its tranquil countryside setting, the property is well placed for exploring. Niort is 35 minutes away, while the beautiful historic port of La Rochelle can be reached in an hour. TGV available from Niort and La Rochelle, with La Rochelle Airport only an...



## ENERGY - DPE



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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

A substantial and characterful property offering space, privacy, excellent equestrian facilities and genuine potential for further development — all in a desirable part of the Vendée.

Exceptional Equestrian Facilities

The property is particularly well suited to horse enthusiasts, with an impressive range of facilities including:

7 stables

Dedicated inside wash area

Tack room

Large 60 m x 20 m sports arena with sand and fibre surface

Paddocks

Mature woodland

Over 4 hectares of land in total.

## LOCAL TAXES

**Taxe foncière: 3045 EUR**

## NOTES

The combination of accommodation, land and professional-style equestrian facilities makes this an unusually versatile property, equally appealing as a private family estate, equestrian centre or potential lifestyle/business venture.

The property is laid out as follows;

Ground floor.

From the front courtyard, the main entrance hall has a tiled floor and houses the stone staircase. It is the corner point of the L shaped buildings.

To the left is a utility/cloakroom (21 m<sup>2</sup>) which has an enclosed WC and a door to the rear garden.

Living room (41 m<sup>2</sup>) wooden floor and magnificent stone fireplace with wood burner. Large window with views over the paddocks and countryside.

Down a couple of steps to the tiled floor dining room (26 m<sup>2</sup>). Oak doors to the front and french windows leading to the rear.

Wow factor kitchen diner (43 m<sup>2</sup>). Oak units and a range style cooker with a stainless steel extractor fan. Island, fireplace with wood burner. As with all of the rooms in this part of the house, there are exposed stone walls and wooden beams. The kitchen and dining room have under floor...