

6 bed stone barn conversion with 2 bed gite, pool and garden.



## INFORMATION

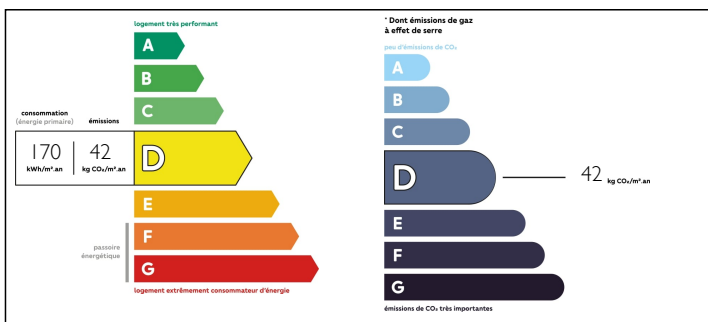
Town:	Saint-Martin-des-Fontaines
Department:	Vendée
Bed:	6
Bath:	5
Floor:	264 m2
Plot Size:	5000 m2

## IN BRIEF

In an elevated position off a country lane, between 2 villages. Less than an hour from Vendeen beaches and La Rochelle. Great rental potential with good transport links.



## 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

This property is one of 3 buildings on a small estate in a quiet location. The house has great rental potential and was previously part of a gîte complex. The semi in-ground pool was installed in 2023.

The accommodation is laid out as follows;

Parking area at the front

Entrance 7m2, with a small living area 8.5 m2, to the left of the hall

Few steps down to the large open-plan kitchen/diner/lounge (60m2)

To the left a small side room for further living or office space, 7.5m2.

Shower room with wc, 7m2.

Double Bedroom 12.5 m2.

At the other end of the main living/dining area are some steps which lead to a utility room with a shower and wc, 6m2 also a room for use as dressing or storage, 7m2.

The main stairs to the first floor lead to a landing and 2 bedrooms, 9 and 12 m2.

A corridor then takes you to a further bedroom, 13m2 and 2 shower rooms.

The corridor continues through a door and then there are 2 further bedrooms, 14 15 m2..

Attached to the building is the gîte which has a lounge/diner 25m2 and 2 bedrooms, 16, 10.5 m2.

Boiler room

Terrace on 2 levels for the house and gîte

Pool

Garden

Oil fired central heating

The fosse does not conform to regulations

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

## NOTES