

Beautiful property comprising a farmhouse, barn and sheepfold, set in 1.167 hectares of land.



INFORMATION

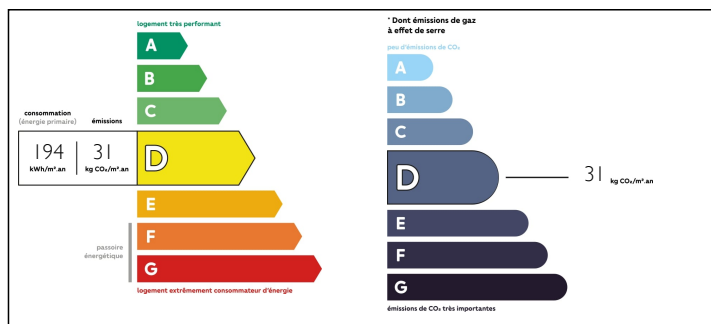
Town:	Nieul-le-Dolent
Department:	Vendée
Bed:	6
Bath:	4
Floor:	218 m2
Plot Size:	11665 m2



IN BRIEF

At the end of a private driveway lined with a variety of trees, you will come to this former stone farmhouse, comprising a magnificent longère (traditional farmhouse), a beautiful barn and a pretty sheepfold converted into a guest room with en suite shower room. The farmhouse comprises a main house and two independent gîtes, all tastefully renovated using high-quality, environmentally-friendly materials. The adjoining outbuildings include a cellar, a boiler room, a wine cellar and a shed. The property is set in 11.665 m2 of parkland, surrounded by hazelnut hedges, various shrubs and mature trees.

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 foncière: 472 EUR

NOTES

DESCRIPTION

This property already has a fine history of letting gîtes and chambres d'hôte.

An application for planning permission to convert the barn into gîtes is currently being prepared. If given the green light, the property could therefore be suitable for a variety of activities and destinations: hosting groups for various events, company seminars, a large family home near the coast, and so on.

There will also be the possibility of acquiring additional land, not attached but accessible on foot, which will also allow a project for equestrian gîtes.

The property is located just 18 minutes from the Vendée coastline with its beautiful beaches, seaside resorts and marinas. Shops, banks, post office and restaurants are 4 km away in the village of Nieul le Dolent. La Roche sur Yon is 18 km away.

The Vendée is ranked as one of the best departments in France to live in. The influence of the Atlantic Ocean on the Vendée coast means that the climate is mild all year round.

This unique farmhouse comprises a long house with its outbuildings, a barn and a renovated sheepfold. The approximate surface areas are as follows:

LONG HOUSE, main house of 103,35 m2 in total.

Ground floor :

Kitchen: 17 m2

WC: 2 m2

Living room: 40 m2

1st floor :

Bedroom 1 : 9.15 m2

Bedroom 2 : 8 m2

Bedroom 3 : 16.6 m2 (including dressing room of 3.7 m2)

WC : 2 m2

Shower room : 5.6 m2

Landing.