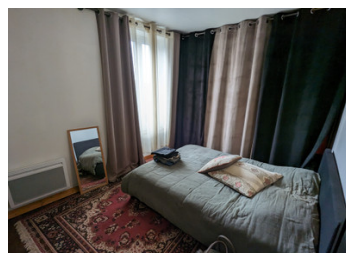


4 bed renovated cottage on edge of tranquil village in central Vendée suitable for b&b.



## INFORMATION

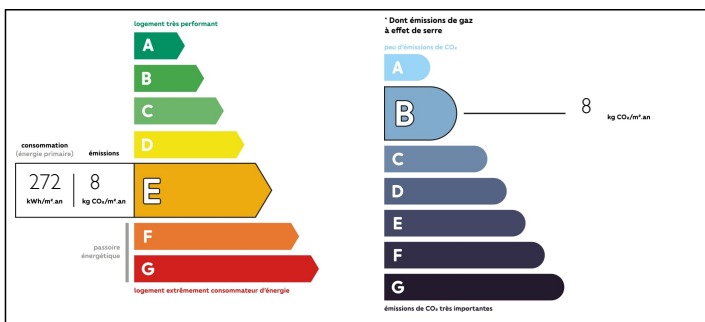
Town:	Thouarsais-Bouildroux
Department:	Vendée
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	891 m2



## IN BRIEF

This detached stone property is a must see. It has been lovingly restored in the last 10 years to an excellent standard by artisan tradesmen and provides spacious living accommodation. On the ground floor there is a good sized entrance hall, fully fitted and double aspect kitchen (19m<sup>2</sup>) a large lounge (23m<sup>2</sup>) with open fireplace with parquet flooring. The kitchen leads on to a spacious dining room (23m<sup>2</sup>) which has a woodburner. This room has double glazed french doors leading on to the terrace and garden. There are two terrace areas for outside dining. The vegetable garden is serviced by the well and the whole garden is hidden from the road and has lovely countryside views to the side and the rear. There is a reasonable sized garage with the property (15m<sup>2</sup>) and a further barn (16.5m<sup>2</sup>) with a first floor level. There is also...

## 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

Due to the fact that each side of the house has its own entrance, 2 bedrooms, a reception room, and bathroom, there is potential to have a small bed and breakfast/holiday business. The barn could perhaps also be adapted and renovated to provide further accommodation. However this property is also ideal for a family home with its spacious living accommodation and large garden for those wishing to live here permanently. Alternatively, for those wishing a second family holiday home, it is also more than suitable for this purpose.

This is a property which needs to be viewed to discover its true potential.

New windows 2019, roof is in good order and insulated. The electric radiators which were replaced also in 2019. Character features of exposed stone walls and beams, and some wood floors.

approximate room sizes of bedrooms 13m<sup>2</sup>; 20m<sup>2</sup> 14m<sup>2</sup>, 14m<sup>2</sup>

## 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>