

Country house in central Vendée with 6 bedrooms, 4 bathrooms, large modern kitchen and enclosed large garden.



INFORMATION

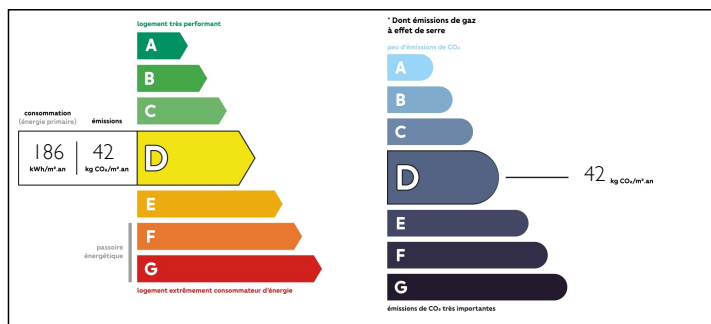
Town:	Saint-Cyr-des-Gâts
Department:	Vendée
Bed:	6
Bath:	4
Floor:	250 m2
Plot Size:	3840 m2

IN BRIEF

Set on the outskirts of a small village and surrounded by trees and fields, this property has been thoughtfully arranged with private outdoor dining areas, large garden, a driveway and a garage. Situated just 15km from the large town of Fontenay le Comte with all amenities. The beautiful village of Vouvant and Mervent Forest and lake is only 11kms, with La Rochelle and the beaches (60km) Nantes (108km). VIEWING RECOMMENDED.



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 offers flexible living accommodation and is currently used as a principal residence as follows - On the ground floor - entrance hall leading to an office and bathroom, a pantry and boiler room. Kitchen/dining room with sliding doors to outside terrace. Shower room, utility room. Lounge, Dining room with door leading to outside patio.

Wooden stairs from the lounge lead to the first floor - bedroom #1 with wood burner, bedroom #2, bedroom #3 , bedroom #4, bedroom #5 with en-suite shower room + WC, bedroom #6 with en-suite bathroom + WC and dressing room.

This property makes excellent use of the space at the rear and to the side, with a large covered terrace and separate patio area, ensuring all day sunlight and al fresco dining. Laid to lawn the large garden is enclosed and has attractive flower beds and planters surrounding the terrace area. There is a driveway with garage and the property is not overlooked from any direction. The property benefits from double glazing throughout, exposed beams, oil central heating, wood burners and an efficient pellet burner. The septic tank drainage was up to standard in 2019. A fantastic opportunity to enjoy country living. All measurements are approximate.

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

NOTES