

Charming stone farmhouse with guest annex in heart of Vendée with large partially unoverlooked garden.



INFORMATION

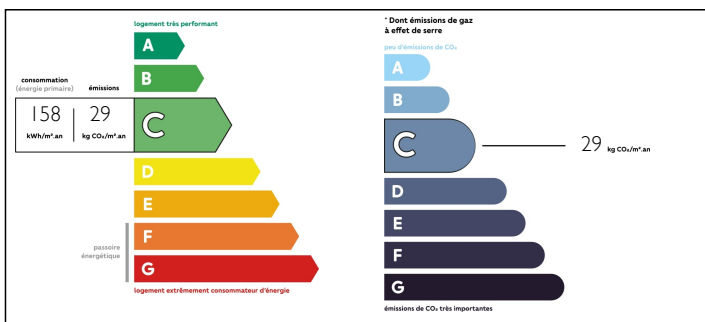
Town:	La Chapelle-Thémer
Department:	Vendée
Bed:	5
Bath:	3
Floor:	208 m2
Plot Size:	2200 m2



IN BRIEF

This well renovated property offers any discerning buyer a large family home with additional gite, or a smaller home with a large rental house. The larger property comprises 3 large bedrooms, one en suite, with a large family bathroom on the ground floor. There is a good sized lounge with open fireplace and a large kitchen diner. The smaller part of the property offers a open plan lounge/diner/kitchen, and two bedrooms (one of which is a mezzanine). Outside there is a large garden to the rear, laid to lawn, with a large parking area at the front of the property, several small outbuildings, a garage and an above ground pool. The house is set in a small hamlet but is only 5km from a village with a bar, restaurant, and a supermarket and baker. Throughout the property are exposed stone walls and beams but the property has been well insulated and is double glazed.

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

Room sizes (approximate)

Larger house :

kitchen 23.5m², lounge 34m², bedrooms 26.5m², 32m², 12m².

smaller house

kitchen/diner/lounge 33m², ground floor bedroom 18m², mezzanine bedroom 15m²

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



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