

Spacious country property with large garden and outbuildings near Pouzauges with fabulous views.



INFORMATION

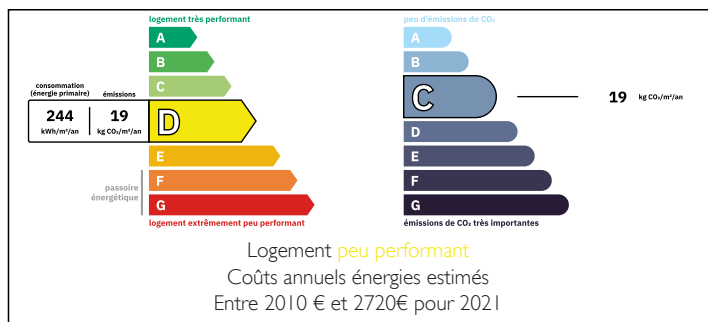
Town:	Menomblet
Department:	Vendée
Bed:	4
Bath:	2
Floor:	193 m2
Plot Size:	2200 m2

IN BRIEF

This character property is enjoys an elevated position and is detached and set in a large plot. The house comprises, on the ground floor : a large lounge, with stairs leading to the first floor, an exceptionally spacious open plan kitchen/diner, downstairs shower room, boiler room, another room currently used as a television lounge but which could be used as a fifth bedroom. On the first floor is a second shower room and there are four bedrooms, one of which has its own en suite shower room .



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

Outside there is a large double garage, dog kennels, and a further stone outbuilding with water and electric. There are lawned areas to the front and rear of the house. The property has a well. Double glazed. The septic tank will need updating. There was a pool with the property but this will be redone. Hot Tub. The garden is completely enclosed. There is oil central heating but there is an uninstalled new pellet burner which can be left for a potential client. The property is currently heated by a wood fired system, with further woodburners in the large lounge and kitchen area. There is a cellar area under the downstairs bedroom.

Room sized (approximate) kitchen diner 44m², lounge 47.5m², downstairs bedroom 23.7m², bedrooms first floor 12.9m², 14m², 9m², 14m², utility 7.75m², cellar 29m², outbuildings 7m², 70m², garage 38.5m².

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

LOCAL TAXES

Taxe habitation: EUR

NOTES