

Stone house 245 m , 5 bedrooms with 600 m of outbuildings, enclosed courtyard and garden. fiber



INFORMATION

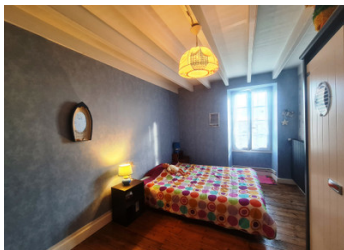
Town:	Nieul-sur-l'Autise
Department:	Vendée
Bed:	5
Bath:	1
Floor:	245 m2
Plot Size:	2713 m2

IN BRIEF

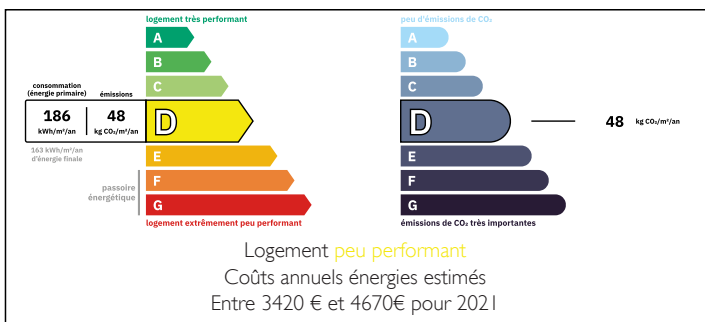
I offer this XIV-XIX century property comprising a dwelling house, an old bread oven with fireplace, a vegetable garden and numerous outbuildings on over 2000 m² of land.

The property is located in a small commune between Fontenay-le-Comte and Benet.

15 min from Fontenay-le-Comte (hospital and clinic, shops and services) and Benet. 30 min from Niort, a town with all shops and services, TGV train station, 1 hour from the beaches and 1h15 from Nantes (airport).

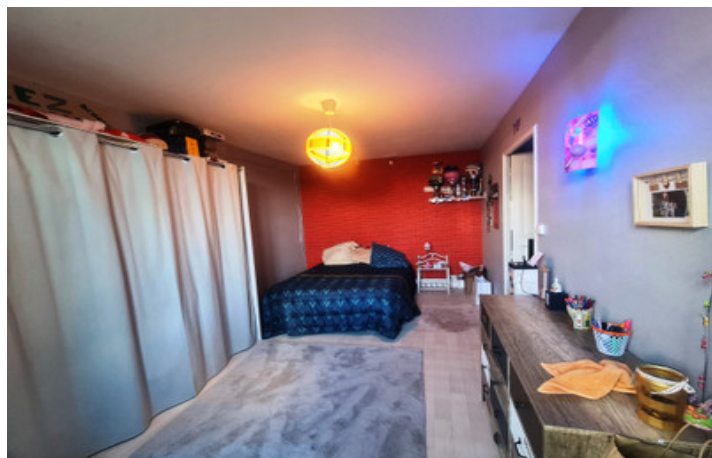


ENERGY - DPE



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

Let yourself be seduced by this timber-framed building that has evolved over time.

The house comprises :

on the first floor: a through entrance with one access into an alley (18m²) and the other into the courtyard, a fitted kitchen (23m²), a living room with fireplace (32m²), a sitting room with moldings (34m²), a shower room (7.5m²), WC (2.5m²), storeroom (14m²), boiler room (23m²) followed by a room (18m²), storeroom (10m²).

It is possible to convert the boiler room into a small dwelling, as it was before, by changing the heating system. At present, an oil-fired boiler is installed in this space.

Upstairs, a landing leads to five bedrooms (33, 22, 15, 14, 14 m²), one of which has a dressing room, a cupboard (4.5m²) and access to the attic.

* the house is well insulated, despite the oil-fired boiler, and the DPE is classified D.

In the courtyard, not attached to the house, is an old house in need of restoration, with a bread oven, a fireplace, an old vegetable garden and a first floor.

A number of stone outbuildings can be discovered along the way, including an old henhouse, former toilets, sheds, workshop, former pigsty, former stables and a former wine press. A spacious awning opens onto the courtyard, barn with well, old fireplace with vegetable garden and various attics.

The vegetable garden is located behind the stables, and features a well.

The main well is located in the courtyard and is connected to the dwelling.

This property is...

LOCAL TAXES

Taxe foncière: 475 EUR

Taxe habitation: EUR

NOTES