

On a former chateau site, a 6-room 134 m property with outbuildings, meadows and woods on 5 ha.



## INFORMATION

Town:	Beaufou
Department:	Vendée
Bed:	4
Bath:	2
Floor:	134 m2
Plot Size:	47973 m2

## IN BRIEF

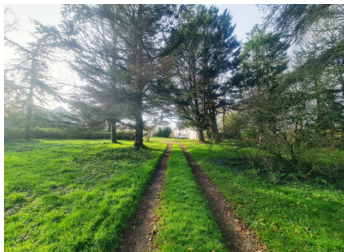
This property is located near the center of Beaufou, a rural commune of 1400 inhabitants.

The dwelling house was built in 1983 to replace a mansion destroyed by fire.

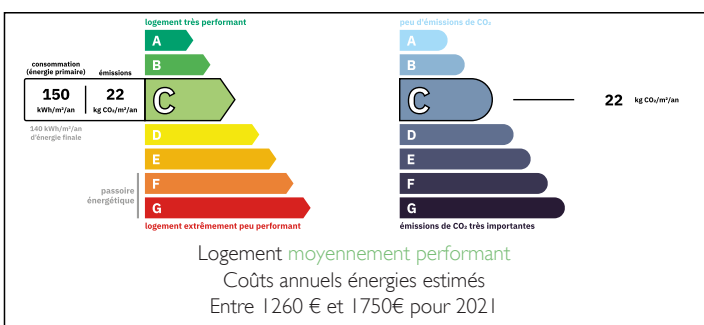
The former outbuildings still stand in the grounds of a former château of almost 5 hectares.

The property is located on the Nantes / La Roche sur Yon road, 2 minutes by car from the town center, which boasts an elementary school, restaurant and hairdresser, and 5 minutes from Les Lucs sur Boulogne, a town with local shops and services.

The nearest TER station is in Bellevigny (10 min), La Roche sur Yon is 20 min away (TGV station, hospital), Nantes airport is 45 min and the sandy beaches of the Vendée are 45 min away.

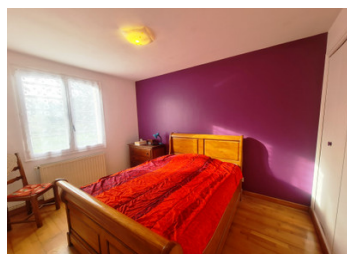


## ENERGY - DPE



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

The single-storey house comprises a spacious, bright living room (40 m<sup>2</sup>) with wood-burning insert, a fitted and equipped kitchen (11 m<sup>2</sup>) with access to the veranda, a dining room (15 m<sup>2</sup>) with bay window overlooking the garden and access to the terrace, 4 bedrooms (10-11-13-16 m<sup>2</sup>), a shower room with WC (6.30 m<sup>2</sup>) and separate WC.

Outbuildings include :

- \* A 110 m<sup>2</sup> stone house to renovate, with a 70 m<sup>2</sup> attic.
- \* A 72 m<sup>2</sup> stone barn.
- \* 45 m<sup>2</sup> stone stable with 90 m<sup>2</sup> hangar.
- \* A 32 m<sup>2</sup> stone cellar with high wind.
- \* Various stone and breeze-block outbuildings (former pigsty, henhouse).

Complementing the property: a wood of mainly oak trees, a poplar grove, a lake, a well, a pond, a vegetable garden, a park planted with trees, some over a hundred years old, and meadows.

This high-potential property steeped in history is looking for a new owner who will bring his or her own personal touch and ensure that this heritage continues to thrive over time.

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

## LOCAL TAXES

Taxe foncière: 610 EUR

Taxe habitation: EUR

## NOTES