

Under offer



## INFORMATION

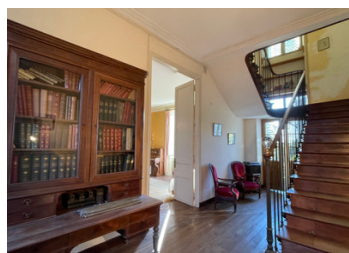
Town:	Le Champ-Saint-Père
Department:	Vendée
Bed:	6
Bath:	3
Floor:	360 m2
Plot Size:	13400 m2

## IN BRIEF

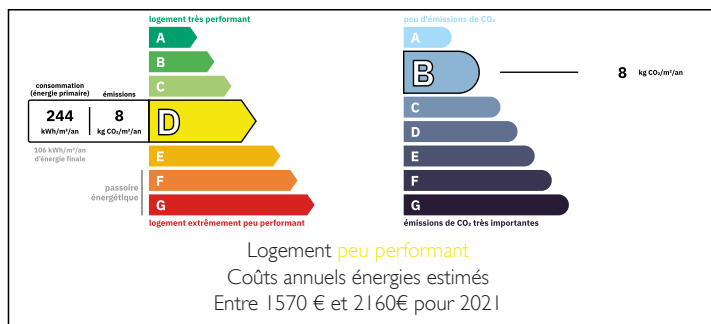
This 254 m2 manor house is located 20 minutes from Longeville sur Mer, in the village of Champ Saint Père. Renovation and modernisation works are necessary.

Adjoining is a 2nd part of the house measuring 106 m2, built in the 70s. After some work, this part could be immediately habitable. The 'DPE' applies to this part only.

The property is set in 13,400 m2 of beautiful wooded parklands with stone outbuildings, including a 235 m2 barn and a hangar. It is possible to obtain additional adjoining land, including 4 ha of woodland, bordering the Graon river.



## 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 manor house has 254 m2 of living space on two levels.

The ground floor comprises an entrance hall, a billiards room, a lounge, an old kitchen, a scullery and a bedroom/office.

Upstairs, you will find a shower room with toilet, three bedrooms and a separate entrance flat comprising a kitchenette, shower room, lounge, study and bedroom.

The basement of the manor house has a cellar (with sufficient headroom) of 114 m2. The attic floor spans 90 m2.

The manorhouse is largely untouched. Some renovation, modernisation and conversion work will be required.

Adjoining is a more recent house, with 106 m2 of living space on the ground floor. It comprises an entrance hall, a fitted and equipped kitchen, a dining room, a living room, two bedrooms, a bathroom, a toilet and a dressing room. There is a workshop and garage in the 70 m2 basement.

This house is in good general condition, but in the '60s style, which gives it a certain charm but requires some work. A new heat pump has been installed in 2022.

In the grounds, there are small roofs, wells, an old garden with orchard and an old conservatory, a slate-roofed barn in need of renovation measuring 235 m2 in total (117.5 m2 ground floor and 117.5 m2 first floor) and a stone-built hangar.

Lots of charm and a real potential!

Floor area (approx.) house from the '70, de 106 m2 :

- Entrance hall: 4.5 m2
- Kitchen: 11 m2
- Dining room: 16 m2

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## LOCAL TAXES

**Taxe foncière: 3204 EUR**

**Taxe habitation: EUR**

## NOTES