

Country house in central Vendée with 6 bedrooms, 4 bathrooms, large modern kitchen and enclosed large garden.



## INFORMATION

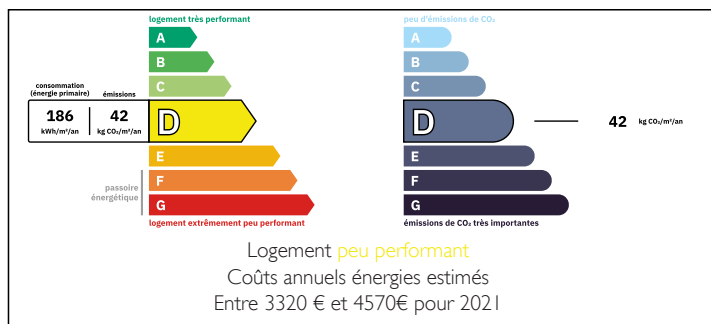
Town:	Saint-Cyr-des-Gâts
Department:	Vendée
Bed:	6
Bath:	4
Floor:	250 m2
Plot Size:	3840 m2



## IN BRIEF

Situated just 15km from the large town of Fontenay le Comte with all amenities. The beautiful village of Vouvant and Mervent Forest and lake is only 11kms away, with La Rochelle and the beaches (60km) Nantes (108km).

## 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

Set on the outskirts of a small village and surrounded by trees and fields, this property has been thoughtfully arranged with private outdoor dining areas, large garden, a driveway and a wooden garage.

This property offers flexible living accommodation and is laid out as follows : -

On the ground floor -

entrance hall

office

old bathroom, bath now removed

pantry

boiler room.

Fitted Kitchen/dining room with sliding doors to covered outside terrace.

Shower room,

utility room with door to side terrace

Lounge with pellet burner

Dining room with door leading to outside patio.

Wooden stairs from the lounge lead to the first floor -

bedroom #1 with wood burner,

bedroom #2,

bedroom #3 , sloping ceiling

bedroom #4, sloping ceiling

bedroom #5 with en-suite shower room + WC, sloping ceiling

bedroom #6 with en-suite bathroom + WC and dressing room.

## LOCAL TAXES

Taxe foncière: 931 EUR

Taxe habitation: EUR

## NOTES

This property makes excellent use of the space at the rear and to the side, with a large covered terrace and separate patio area, ensuring all day sunlight and al fresco dining. Laid to lawn, the large garden is enclosed and has attractive flower beds and planters surrounding the terrace area.

There is an entrance driveway with a wooden garage and the property is not overlooked from any direction.

The property benefits from double glazing throughout, exposed beams, oil central heating, wood burners and an efficient pellet burner. The