

UNDER OFFER Country house with 6 beds, 4 shower rooms, modern kitchen and enclosed large garden.



INFORMATION

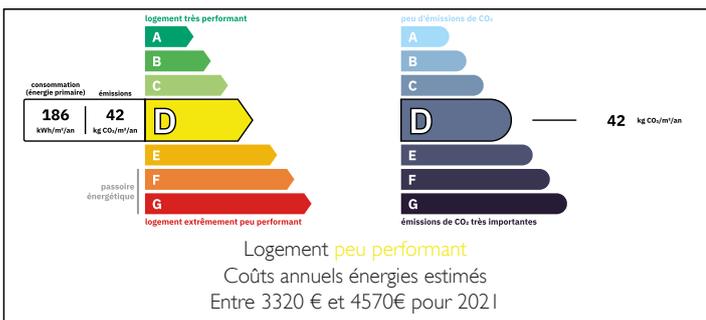
Town:	Saint-Cyr-des-Gâts
Department:	Vendée
Bed:	6
Bath:	4
Floor:	250 m ²
Plot Size:	3840 m ²



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 village and surrounded by trees and fields, this property has been thoughtfully arranged with private outdoor dining areas, large garden, a gravelled parking area and a wooden garage.

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

On the ground floor -

entrance hall

office

Shower room

pantry

boiler room.

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

Shower room,

utility room with door to side terrace

Dining room with door leading to slabbed patio.

Lounge with 3 windows and a pellet burner.

Stairs from the lounge lead to the first floor corridor.

bedroom #1 with wood burner,

bedroom #2,

A few steps down to bedroom #3 , sloping ceiling

bedroom #4, sloping ceiling

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

Up some steps to bedroom 6 with en-suite bathroom + WC and dressing room. Full head height.

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 a gravelled entrance 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

LOCAL TAXES

Taxe foncière: **931 EUR**

Taxe habitation: **EUR**

NOTES