

Beautiful and charming countryside property only 10 mins from Pouzauges.



INFORMATION

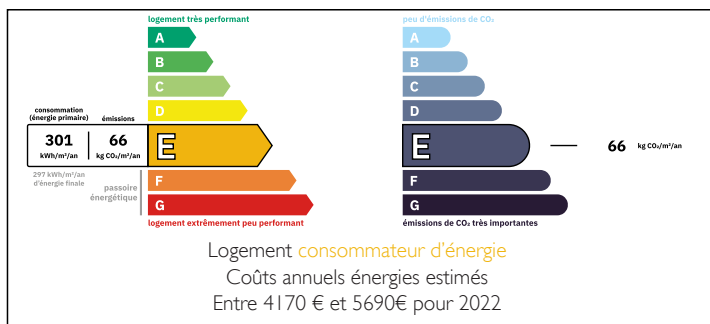
Town:	Montournais
Department:	Vendée
Bed:	4
Bath:	2
Floor:	143.6 m2
Plot Size:	4569 m2

IN BRIEF

Just 10 minutes from the lively town of Pouzauges, a charming stone house stands amidst serene countryside surroundings is already a successful B&B with bookings for throughout the summer. . The exterior, crafted with weathered stones, reflects timeless elegance, while inside, wooden beams and large windows create a warm, bright ambiance. The cozy living spaces feature a fireplace, and a rustic kitchen adds character. The well-tended garden and spacious patio offer peaceful retreats, providing picturesque views of the rolling hills. This idyllic abode seamlessly combines the tranquility of rural living with easy access to Pouzauges' amenities, offering a perfect blend of countryside charm and urban convenience. The wonderful Puy de Fou is nearby along with many other tourist attractions in this area.



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

This property is composed of a large kitchen dinner and beautiful lounge that both lead on to a majestic terrace perfect for those family and friend get togethers, just off the lounge is a well appointed annexe with a cosy den, bathroom and mezzanine bedroom, it can even be shut off from the rest of the property to create a summer rental if needed, off the kitchen is a downstairs toilet for convivence as well as a spacious utility room and large storage area, the upstairs has three large and well equipped bedroom as well as a shower room. the gardens offer plenty of space for various activities along with a wooden shed with electric for those who want some alone time to or even a place to work. and after a long day there is a spa where you can go relax with a glass or two and take in the sunset.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES