

4 bed with 1 bed annexe, beautifully renovated country house with outbuildings, land, pool and views



INFORMATION

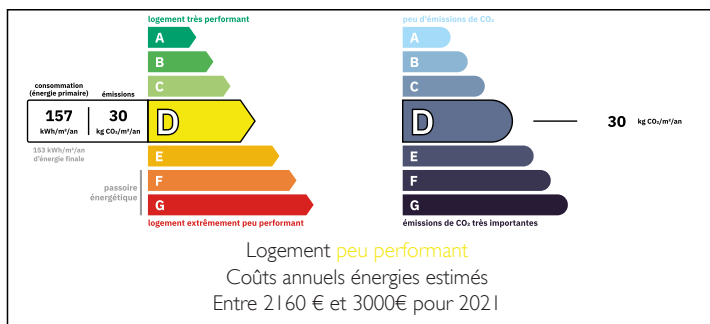
Town:	La Chapelle-aux-Lys
Department:	Vendée
Bed:	4
Bath:	2
Floor:	142 m2
Plot Size:	3842 m2



IN BRIEF

Don't miss this opportunity to own a superbly renovated property with even more potential for customization. The property boasts a large, mature garden, an on-ground pool, and an ornamental fish pond stocked with Koi carp. Inside, the rooms exude tranquility, while outside, you'll be captivated by the breathtaking views. Located on the outskirts of a hamlet, this home is conveniently situated midway between La Châtaigneraie and L'Absie.

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 house comprises -

Utility room (9m²) - entry door, plumbing and sink
Kitchen-dining room (23m²) - back door, fitted units, stairs to the next floor and space for family dining table and chairs

Lounge (25m²) - log burner, door to back terrace

Bedroom (14m²)

Bathroom (11m²) - roll top bath, separate shower cubical, wc and washbasin

Upstairs -

Landing (10m²)

2 bedrooms (13m², 14m²)

Master bedroom (17m²) with dressing room (3m²) and ensuite shower room (3m²)

OUTSIDE

The property features numerous outbuildings for storage, including a barn, a toilet and shower, a chicken house and a dog run.

Additionally, a chalet can serve as an extra bedroom with income potential. The on-ground swimming pool is complemented by additional sunbathing areas and a pergola that takes advantage of the scenic views.

Near the ornamental pond, a covered terrace offers a perfect spot for relaxation.

The garden includes both lawn and gravelled areas with many fruit trees providing shade.

Lastly, a ruin on the property offers potential for expansion, with planning permission already secured for conversion.

The property also includes a working well with a pump, and there are ample outside sockets and lights for convenience.

Gas central heating, double-glazed windows and conforming septic tank.

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe habitation: EUR

NOTES