

Stone house 4 bedroom 225 m , swimming pool, outbuildings, garage, 6 ha and two ponds. Vendée



## INFORMATION

Town:	Saint-Martin-Lars-en-Sainte-Hermine
Department:	Vendée
Bed:	4
Bath:	2
Floor:	225 m <sup>2</sup>
Plot Size:	67220 m <sup>2</sup>

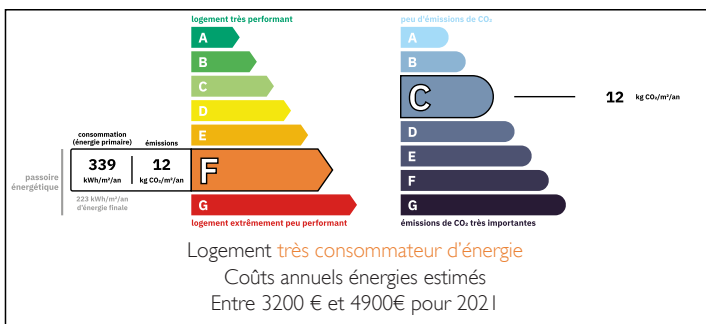
## IN BRIEF

Situated in the quiet countryside of the Vendée bocage, this property is ideal for nature lovers. Almost 6 ha of meadows with two ponds can accommodate horses.

The commune of Saint Martin Lars en Sainte Hermine offers a number of services: a bakery, a bank and an elementary school.

13 min away, Sainte Hermine is a village with shops and services (bakeries, restaurants, supermarket, petrol station, post office, banks, cinema, elementary and middle schools, doctor, pharmacy, hairdresser, physiotherapist, bar tabac pmu, A83 interchange...). One hour from the Atlantic coast. 1h10 from Nantes airport.

## 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 main house comprises:

entrance hall (16 m<sup>2</sup>), shower room with toilet, bedroom (30 m<sup>2</sup>) above. A kitchen opening onto the dining room (40 m<sup>2</sup>) with fireplace, a room with billiard table (35 m<sup>2</sup>) and an attic above.

First floor: a landing leading to three bedrooms (11,22,24 m<sup>2</sup>) and a shower room to be finished.

Adjoining dwelling:

Kitchen ( 5 m<sup>2</sup>), dining room with fireplace (26 m<sup>2</sup>), bedroom or sitting room (26 m<sup>2</sup>), shower room WC.

Completing the property: garages, workshop, gym, cellar, terrace with swimming pool, well.

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

## LOCAL TAXES

**Taxe foncière: 523 EUR**

**Taxe habitation: EUR**

## NOTES