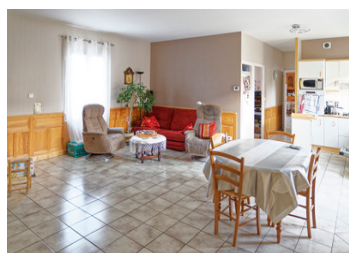


Spacious village house with two separate gites, indoor heated swimming pool and large barn.



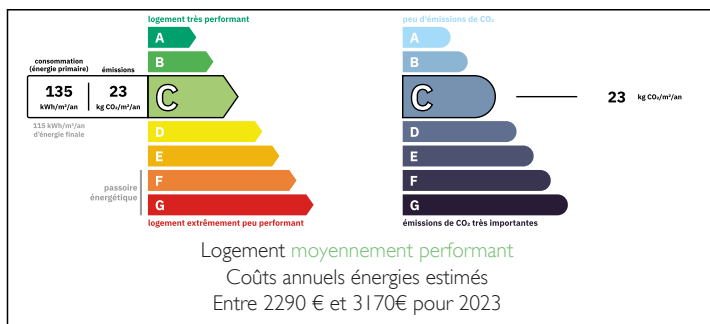
## INFORMATION

Town:	Saint-Martin-des-Fontaines
Department:	Vendée
Bed:	10
Bath:	4
Floor:	315 m2
Plot Size:	1500 m2

## IN BRIEF

This well renovated property comprises not only a main four bedroomed house, but two two-bedroom gites, a large barn, separate garage, a workshop, covered terrace, large covered veranda, with excellent storage, a garden, small vegetable area, and an indoor heated swimming pool. Set in a village environment in Central Vendée, the village current has a bar restaurant, and the next village, 3 km distant, has a bakery, small supermarket, post office, and the historic town of Fontenay le Comte, with all major services and a weekly market, is a 20 minute drive away.

## 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 has a good sized office (or downstairs bedroom), toilet and bathroom, a large open plan kitchen, dining and living space with open fireplace, with stairs leading to the first floor where is a large games room, with three double bedrooms off this room. There is a second reception room, currently used as an office, with a second staircase leading to the first floor, where there are a further two bedrooms and a family bathroom. This second reception room, also has in place plumbing and electrics to enable a second kitchen to be installed should a buyer wish to separate the property into two separate living areas to increase potential revenue. Both gites comprise an open plan kitchen, diner, lounge area and toilet on the ground floor, with two bedrooms and bathrooms on the first floor. Both gites also comes with their own outside space and bbq areas. The beautiful indoor swimming pool is set in an enclosed garden with play area, vegetable plot, outbuilding to store summer furniture and so on. The pool is heated by a heat pump and is salt water. Also in the pool house are a toilet and two showers. This property has a proven income and figures can be provided.

Room sizes (all approximate

Main house

Open plan living area 42m<sup>2</sup>

office/downstairs bedroom 10m<sup>2</sup>

reception room two 38.5m<sup>2</sup>

bedrooms 10m<sup>2</sup>; 9.22m<sup>2</sup>, 9.40m<sup>2</sup>, 12.61m<sup>2</sup>, 11.89m<sup>2</sup>

games room...

## LOCAL TAXES

**Taxe foncière: 900 EUR**

**Taxe habitation: EUR**

## NOTES