

RARE Detached property, main house and two gîtes, total 230 m , 10 ha of adjoining meadows and facilities.



INFORMATION

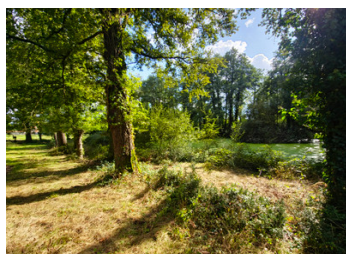
Town:	Le Tablier
Department:	Vendée
Bed:	7
Bath:	3
Floor:	210 m2
Plot Size:	102115 m2

IN BRIEF

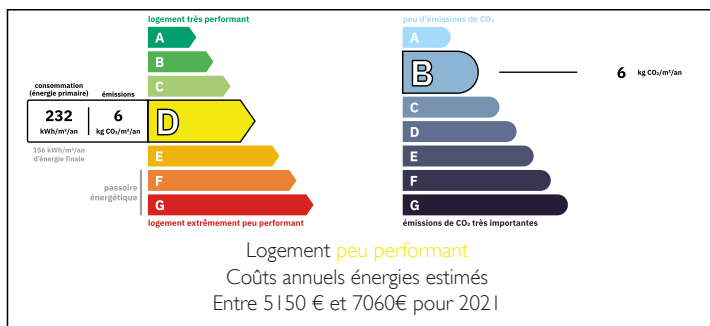
I offer you this horse-riding property, which is no longer in use, a haven of peace: isolated, no neighbors, the meadows are adjoining, the dwelling is divided into a main house and two gîtes, it is possible to make them communicating.

Located in the commune 8 minutes from Rives de l'Yon, a commune with a few local shops and services, 10 minutes from Mareuil sur Lay, a commune with shops and supermarket services, 20 minutes from Luçon and La Roche-sur-Yon (Vendée prefecture, train station, hospital, etc.), 40 minutes from the sandy beaches and 1h10 from Nantes airport.

Horseback riding directly from the property, without using tarmac roads.



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 property comprises:

1/ a main house comprising :

first floor: fitted kitchen opening onto dining room, living room with wood-burning stove, hallway, WC, bathroom, boiler room, garage.

First floor: three bedrooms.

2/ A first adjoining gîte comprising :

First floor: fitted kitchen opening onto the dining room, laundry room, WC, living room.

Upstairs: a landing leading to two bedrooms and a shower room with toilet.

3/ A second adjoining single-storey gîte comprising: fitted kitchen/dining room, bedroom, shower room with WC.

Approx. 10 ha of grazing meadows, one of which has a spring: fences to be completely overhauled and meadows to be cleared (some brambles are present).

Quarry and pit to be restored

Outbuildings for storage, horse stalls and reception area.

Room with showers and WC.

Well

* Photovoltaic project possible.

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

LOCAL TAXES

Taxe foncière: **878 EUR**

Taxe habitation: **EUR**

NOTES