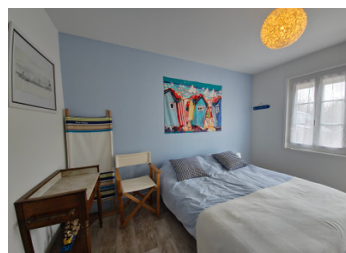


Fontenay-le-Comte, 5-bedroom stone house with heated pool, enclosed grounds, garage.



INFORMATION

Town:	Fontenay-le-Comte
Department:	Vendée
Bed:	5
Bath:	2
Floor:	205 m2
Plot Size:	4717 m2



IN BRIEF

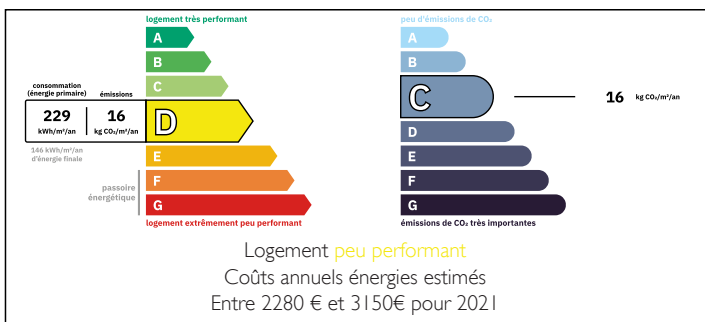
This property is located at the gateway to Fontenay-le-Comte, a town with all shops and services. Within a 2 km radius, you'll find a bakery/pastry shop, mini-market, butcher's shop, bar/games room, pharmacy, hairdresser and elementary school.

Fontenay le Comte is a pleasant Renaissance town with two weekly markets, located 1 hour from sandy beaches, 1 hour from La Rochelle (TGV station, airport), 30 min from Niort (TGV station).

The property has two carriage entrances.

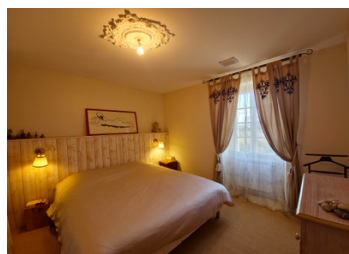
The property is private, the spaces are bright and pleasant to live in, and the veranda overlooks the garden with access to the pool.

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:

First floor: entrance with cupboard, shower room with toilet, study, bathroom with shower, bright living room (26 m²) with open fireplace and access to the courtyard, corridor with cupboard leading to the dining room (24 m²) with open fireplace and access to the courtyard. The kitchen (19 m²) is fitted (Schmidt) and equipped (oven, steam oven and plate warmer drawer, induction hob, deep fryer, hood, dishwasher) with boat deck parquet flooring, access to the patio with small roofs and onto a veranda (25 m²) which is heated, a bedroom (12.80 m²) with cupboard and washbasin with outside access, laundry/boiler room and, W.C and a shower cubicle.

First floor: a landing with cupboard leading to four bedrooms (10.30 m² / 13 m² / 7.5 m² with cupboard / 9 m²) with air-conditioning and a bathroom with toilet.

Complete the property:

A terrace, heated (60m²) swimming pool (recent liner), pool room, car port, garage (50m²) with electric gate and cellar (28 m²) underneath, courtyard (27 m²), greenhouse and workshop.

Enclosed grounds planted with fruit trees and small outbuildings.

- heat pump and oil-fired central heating
- 27 m³ underground concrete rainwater tank
- connectable fiber optic cable (in the street)
- septic tank not conform

Surface areas are approximate

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

LOCAL TAXES

Taxe foncière: **973 EUR**

Taxe habitation: **EUR**

NOTES