

Fontenay le Comte Stone house to renovate, 184 m<sup>2</sup>, 6 bedrooms with 300 m<sup>2</sup> of outbuildings and 4 ha of land.



## INFORMATION

Town:	Fontenay-le-Comte
Department:	Vendée
Bed:	6
Bath:	2
Floor:	184.21 m <sup>2</sup>
Plot Size:	40847 m <sup>2</sup>

## IN BRIEF

Situated at the end of a quiet cul-de-sac, less than 2 km from a bakery, supermarket and other services. Fontenay le Comte is a human-sized town of around 14,000 inhabitants, with all shops and services, including schools, hospitals and clinics. There's a market twice a week. Fontenay-le-Comte is an attractive town, 30 min from Niort (TGV), 50 min from La Rochelle (TGV, airport), 1h10 from Nantes (TGV, airport). Fontenay-le-comte is a popular tourist destination, located 10 min from the Mervent-Vouvant forest, with water sports, hiking, biking and horse-riding trails. The Marais Poitevin is 15 minutes away. 1h00 from the Vendée beaches, 1h00 from the Puy du Fou park.

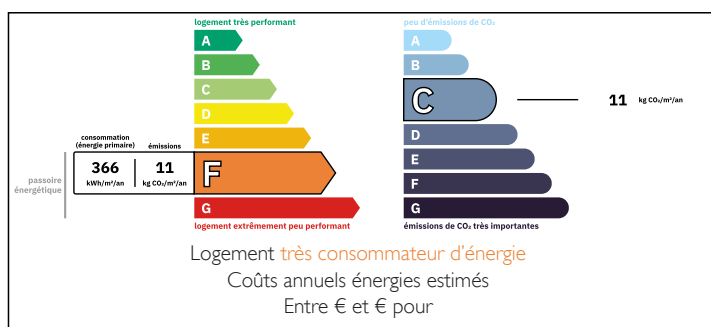
The property comprises a house, outbuildings, garden, well, meadows and woods.

Close to riverside footpaths.

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.

## ENERGY - DPE





## DESCRIPTION

Built of limestone rubble, the house comprises:

Ground floor: kitchen with pantry (15 m<sup>2</sup>), dining room (20 m<sup>2</sup>), shower room, WC, living room with wood-burning stove (34 m<sup>2</sup>), bedroom (16 m<sup>2</sup>), office/bedroom (16.5 m<sup>2</sup>).

First floor: corridor leading to four bedrooms (9.80/11.30/16.40/15.60), dressing room, shower room and WC.

Complementing the property: various outbuildings of approx. 300 m<sup>2</sup>, mainly limestone rubble. Well.

mains drainage conform

single-glazed windows on first floor

main heating wood-burning stove

roofs in good condition

The land of meadows and woods is farmed out for a surface area of approx. 3.5 ha.

\* approximate surface area

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

## LOCAL TAXES

Taxe foncière: 1244 EUR

Taxe habitation: EUR

## NOTES