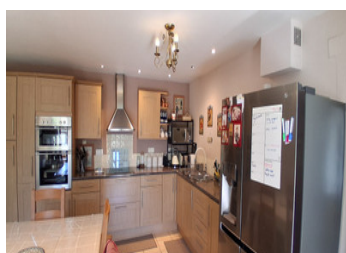
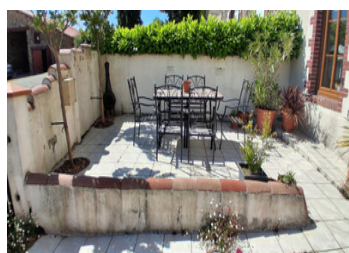
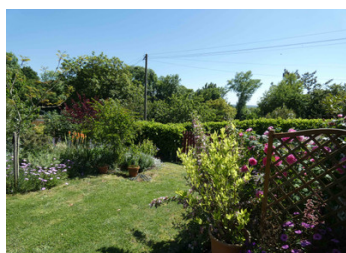


Charming, cosy semi-detached cottage near Pouzages, Vendée – perfect romantic retreat for lovebirds or guests.

EXCLUSIVE



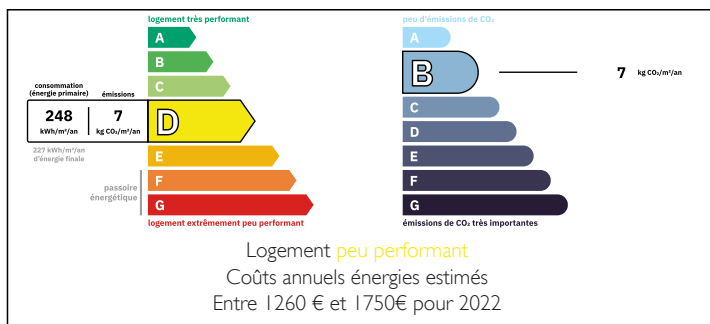
INFORMATION

Town:	La Meilleraie-Tillay
Department:	Vendée
Bed:	2
Bath:	1
Floor:	111.62 m2
Plot Size:	812 m2

IN BRIEF

Leggett is proud to introduce you to your new countryside escape. This really sweet house is set in the heart of the beautiful Vendée countryside, it must be truly delightful, as the route for hikers and cyclists passes right by and as you approach, twin ponds grace either side of the access road, setting the tone with a peaceful, picture-book welcome. Whether you're dreaming of a peaceful weekend escape, a cosy full-time nest, or a charming holiday rental, this delightful home ticks all the boxes. With growing demand for unique countryside getaways, offering it as a holiday let through popular booking sites could prove rewarding. You're also brilliantly placed, just under half an hour from the world-famous Puy du Fou, where world-class shows bring history to life in unforgettable ways! Let's not forget the stunning beaches...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This home is over 500 years old and despite modernisation remains characterful with original granite around doorways, fireplace and chimney, visible beams which can tell stories about the rich history of the house and revealed stone walls creating a striking focal point.

Entrance to fully fitted kitchen with integrated oven, halogen hob and LED lighting. A spacious eating area within the kitchen, designed for family meals or entertaining guests. The open layout creates an inviting space where everyone can come together. Cozy lounge with an economical wood burner which heats 9 radiators, ensuring consistent warmth with low running costs. Doors that beckon you to the garden or to the adjoining barn and utility room. Upstairs to two very spacious bedrooms, one with an en suite toilet and sink. This home presents endless potential yet to be fully realised.

Also a flight of stone steps that take you straight out into the garden. A bright newly installed shower room with a rain head attachment, heated towel rail and electric heater if required. Mirror with stylish light fixture.

The property boasts a generously sized, tiered garden that is both well-established and thoughtfully planted. Featuring fruit-bearing trees, vibrant perennials, and a harmonious blend of shrubs, it creates a beautifully balanced outdoor space. A hidden corner awaits those who schedule a visit, offering a sensory delight. Don't miss the opportunity to explore this enchanting home and garden - book your visit today....