

Country house 6 rooms 124 m , main house 84 m and gîte 40 m , set in wooded grounds.



INFORMATION

Town:	La Réorthe
Department:	Vendée
Bed:	3
Bath:	2
Floor:	124.67 m2
Plot Size:	2706 m2

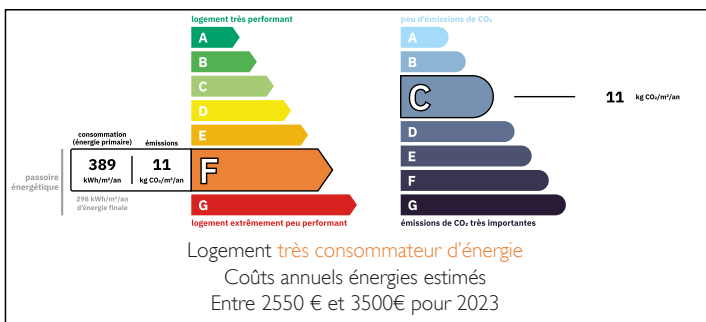
IN BRIEF

This property is located in the Vendée countryside, 10 minutes from Sainte Hermine (a commune with shops and services including restaurants, bars, bakeries and schools....). La Réorthe is a rural commune with many hiking trails and a convenience store.

10 min from the A83 motorway, 25 min from the Mervent/Vouvant forest. 30 min from La Roche-sur-Yon and Marias Poitevin, 40 min from Puy du Fou, 50 min from sandy beaches, 1 hour from La Rochelle (airport, TGV station) and Nantes (airport, TGV station).

The property is set in 2,706 m² of grounds with gardens, vegetable patch, flowerbeds and a small wood with direct access to a hiking trail.

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, with approx. 84m² of living space, comprises :

- on the ground floor: a spacious fitted kitchen with access to the outside, a living room with a double-sided wood-burning insert, a shower room with WC, a 19m² bedroom with a dressing room or study which gives access to a 19m² mezzanine attic, currently used as an office/sewing workshop this space could be converted into an additional bedroom, a small attic.

Outside, adjoining the house: a summer kitchen, laundry room and bathroom with WC, a wooden terrace with pergola, with several areas, a wood-heated Nordic spa completes this living space.

The 40 m² gîte comprises:

- Ground floor: a living room with fitted and equipped kitchen opening onto a 32 m² terrace with barbecue and garden not overlooked.
- Upstairs: two rooms converted into bedrooms (sleeps 5).

The garden features several areas with a 6x3m above-ground tubular swimming pool, an atypical dwelling in an old caravan, vegetable garden, fruit trees, woods with children's play area, henhouse, small roofs.

Additional information:

- home connected to fiber optics
- septic tank conform
- double glazing
- income from gîte 2024: €15,000

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

LOCAL TAXES

Taxe foncière: 390 EUR

Taxe habitation: EUR

NOTES