

Lovely 4-Bedroom Home with Renovation Potential in Pouzages, Vendée – A Sustainable Retreat Awaits



INFORMATION

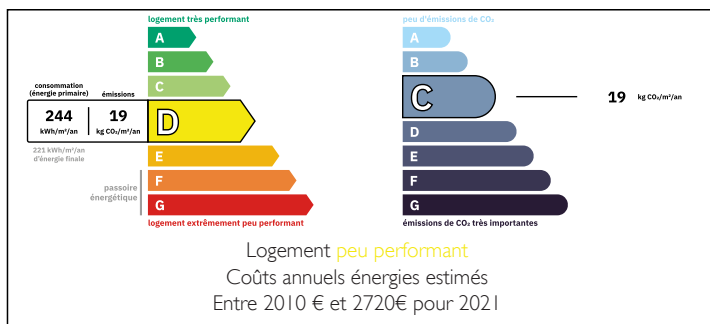
Town:	Menomblet
Department:	Vendée
Bed:	4
Bath:	3
Floor:	193 m2
Plot Size:	2200 m2



IN BRIEF

Leggett presents this beautiful home, with a very welcoming ambiance. It has all modernities yet retains its French character. Beautifully presented and having double glazing. There is oil central heating but the property is currently heated by a wood fired system, with further wood burners in the large lounge, kitchen and the winter TV lounge. There is an uninstalled new pellet burner to be left for the potential buyer. Ground floor entry to lounge with oak flooring, the TV lounge or ground floor bedroom, very spacious kitchen and dining room with French windows to rear garden. Back utility/boiler room and a shower room, shower complete with pressure jets and sauna. Upstairs the four bedrooms radiate out from the landing, family shower room and parental bedroom has en-suite facilities. All in...

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

Substantial accommodation is set across two floors. To the ground floor is the spacious lounge with stairs to the first floor, a large open-plan kitchen/dining area, a shower room, boiler room, and an additional room currently used as a TV lounge, which could serve as a fifth bedroom.

On the first floor are four bedrooms, one with an en-suite shower room, a second family shower room.

The current owners have given thoughtful consideration to the heating system of the property, ensuring warmth and comfort throughout. The home is primarily heated by an efficient wood-fired system, connected to radiators that distribute heat across the rooms. Additionally, the TV lounge features a wood burner that acts as a conductor for heat produced in the lounge/more formal dining room's wood burner when not in use. The kitchen and less formal dining room also benefit from their own wood burners, creating a welcoming atmosphere throughout the home. Vents have been strategically placed to ensure the heat circulates seamlessly to all areas of the house and upstairs. It also has an oil fired boiler and furthermore, a new, unused pellet burner (yet to be installed) is available and can be included as part of the sale, offering an alternative heating option for the future.

LOCAL TAXES

Taxe foncière: 355 EUR

Taxe habitation: EUR

NOTES

This is an impressive family home quietly located in approximately over 1/2 acre of secluded and enclosed grounds in Menomblet, La Vendée. It is from the small balcony that you can relax and appreciate...