

Renovated stone farmhouse 140 m , 5 rooms, 3 bedrooms with barn 200 m , small roofs, vegetable garden and gard



INFORMATION

Town:	Moutiers-sur-le-Lay
Department:	Vendée
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	1287 m2

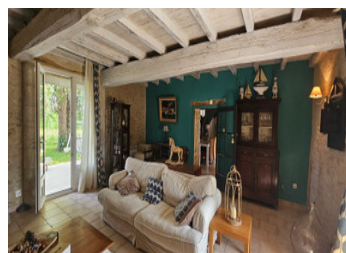
IN BRIEF

This property is located in a quiet hamlet in the Vendée bocage. Renovated to a high standard, this property offers the charm of the past with all modern conveniences, and the possibility of converting the barn to suit your plans.

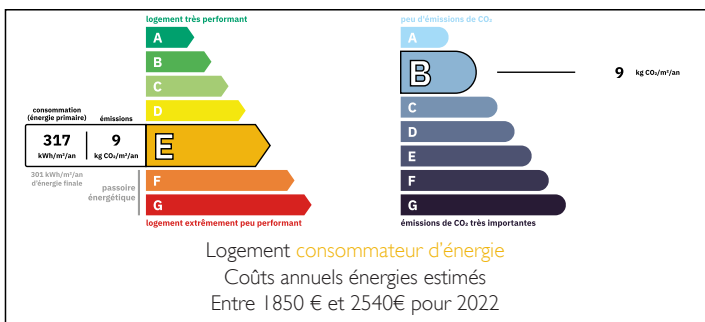
The village of Moutiers sur le Lay offers a number of shops and services, including a bakery, restaurants and a bank.

A83 freeway 10 min (Bournezeau), Ste Hermine 10 min (shops and services), Luçon (TER station) 15 min, La Roche-sur-Yon (all shops and services, TGV station) 25 min and the coast 45 min.

First floor: kitchen/dining room with wood-burning stove and toilet, living room with open fireplace and access to the courtyard and terrace. Upstairs, a landing with office area offering three bedrooms, a shower room with WC and access to the outside

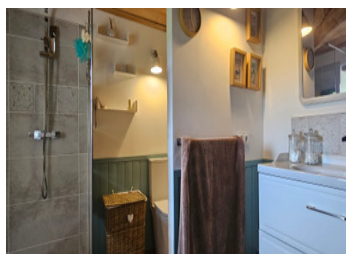


ENERGY - DPE



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 is completed by a semi-detached cathedral barn with a floor area of approx. 200 m². The main room has a concrete floor, the others are stone. The roof has been modified.

A small outbuilding is attached, then a vegetable garden, a pond and a green area with terrace enhance the exterior.

Not adjoining, but close to the property, former pigsties have been converted into living space. Possibility of creating an office or studio.

- * wood and electric heating
- * 1800 W solar panels
- * quiet hamlet
- * individual sanitation not compliant

LOCAL TAXES

Taxe foncière: 541 EUR

Taxe habitation: EUR

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

NOTES