

## Charming village property in Saint-Pierre-du-Chemin with barns, garden and potential to reconfigure



## INFORMATION

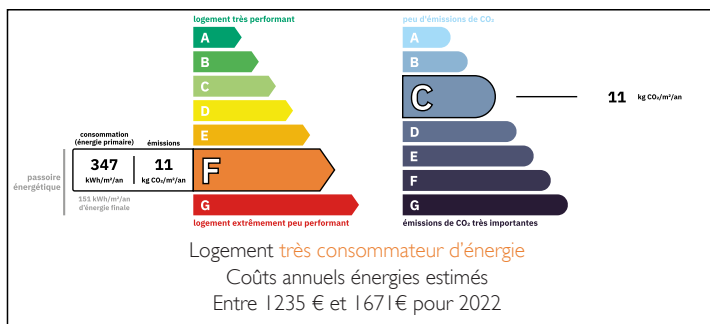
Town:	Saint-Pierre-du-Chemin
Department:	Vendée
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	873 m2



## IN BRIEF

A versatile property in the heart of Saint-Pierre-du-Chemin, currently divided into two houses but easily converted back into one spacious home. Includes multiple living areas, attic with conversion potential (subject to permissions), barn, garage, outbuildings, and garden. Walking distance to amenities.

## 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 versatile property is currently divided into two separate houses but could easily be restored to one spacious family home.

House 1 includes:

Living room (15m<sup>2</sup>)

Kitchen (8m<sup>2</sup>)

Dining room (12m<sup>2</sup>)

Bedroom (14m<sup>2</sup>)

Utility room (7m<sup>2</sup>)

WC

Shower room (4m<sup>2</sup>)

Corridor (4m<sup>2</sup>)

Storage room (2m<sup>2</sup>)

House 2 offers:

Living room (21m<sup>2</sup>)

Kitchen (5m<sup>2</sup>)

Bedroom (12m<sup>2</sup>)

Bathroom (4m<sup>2</sup>)

Stairs to the attic

Attic:

The attic has sufficient head height and would be ideal for conversion, subject to the necessary planning permissions.

Exterior:

Large barn (112m<sup>2</sup>)

Garage (12m<sup>2</sup>)

Additional outbuilding

Entry to the cellar

Courtyard garden offering ample off-road parking at the front of the property

Located in the heart of Saint-Pierre-du-Chemin, this property is within easy walking distance of local amenities including a bar, pharmacy and more.

Note: All measurements are approximate.

La Châtaigneraie is 6 km away, with all shops,