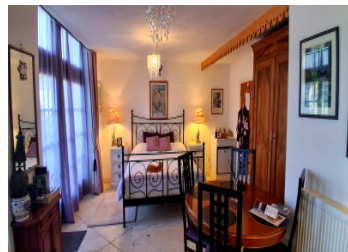
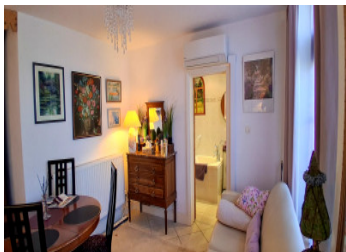
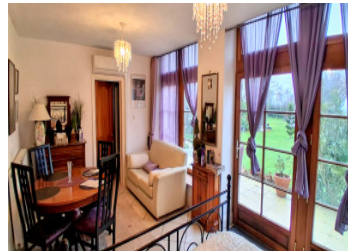


## Historic French Residence for Sale in Medieval Bazoges-en-Pareds with Potential to Create a Bed and Breakfast

EXCLUSIVE



## INFORMATION

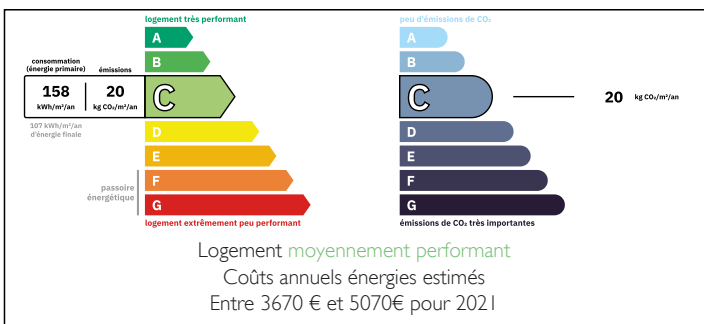
Town:	Bazoges-en-Pareds
Department:	Vendée
Bed:	5
Bath:	5
Floor:	212 m <sup>2</sup>
Plot Size:	1726 m <sup>2</sup>

## IN BRIEF

Dating from the 19th century, this unique historic residence sits in the heart of the medieval village of Bazoges-en-Pareds and enjoys a rich and colourful past. Over the years it has served as a village theatre, school and meeting hall, playing an important role in local life. Today, the property is arranged as a welcoming family home with potential to operate as a bed and breakfast, ideal for large or multi-generational living.

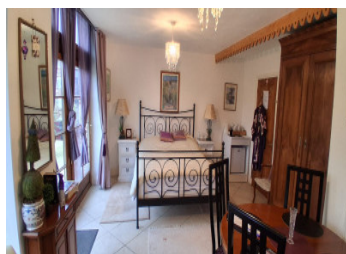
The main house offers four double bedrooms, while a self-contained annexe apartment provides excellent flexibility. The annexe includes a sitting room, fitted kitchen and shower room, with a spiral staircase leading to a large bedroom above, making it ideal for guests or independent living. The property enjoys magnificent views of the Donjon castle to the front, while to the rear there are far-reaching views across the...

## 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

Charming and full of character, this home offers 4 bedrooms, flexible living areas, an annexe, and a 1,790 m<sup>2</sup> garden with space for a pool. Ground floor: sunken lounge with cathedral ceiling, two double bedrooms with en-suites, office, cloakroom, and storage. Upper floor: master bedroom (24 m<sup>2</sup>) with dressing room (12 m<sup>2</sup>) and en-suite, fourth bedroom (22 m<sup>2</sup>) with en-suite, galleried balcony, and light-filled lounge/dining area (47 m<sup>2</sup>) with balcony. Fully fitted kitchen (25 m<sup>2</sup>) opens onto a sun terrace. Annexe includes sitting room, kitchen, shower room, and spiral staircase to 28 m<sup>2</sup> bedroom. Parking for six vehicles. Conveniently located between Chantonnay and La Chataigneraie, near Donjon Castle, Puy du Fou, and Marais Poitevin.

## LOCAL TAXES

**Taxe foncière: 1300 EUR**

Approximate measurements: Ground Floor – Entrance 23 m<sup>2</sup>, Living 47 m<sup>2</sup>, Bedroom 1 16 m<sup>2</sup>, Shower 3 m<sup>2</sup>, Bedroom 2 22 m<sup>2</sup>, Bathroom 5 m<sup>2</sup>, WC 2 m<sup>2</sup>, Office 7 m<sup>2</sup>, Kitchen 30 m<sup>2</sup>; First Floor – Landing 8 m<sup>2</sup>, Bedroom 3 17 m<sup>2</sup>, Bathroom 5 m<sup>2</sup>, Dressing 11 m<sup>2</sup>, Bedroom 4 11 m<sup>2</sup>, Bathroom 5 m<sup>2</sup>

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

## NOTES