

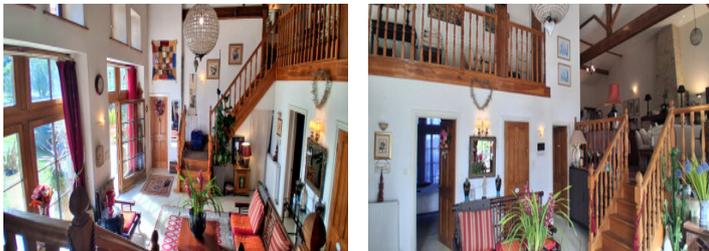
## Historic French Residence for Sale in Medieval Bazoges-en-Pareds with Potential to Create a Bed and Breakfast

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>

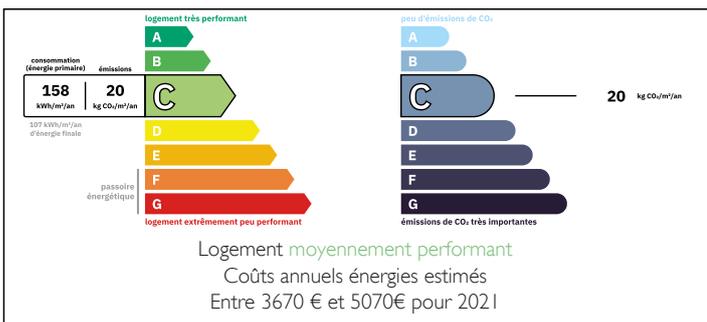


## IN BRIEF

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

Property comprises: entrance hall, a sunken lounge or lobby area (27m<sup>2</sup>) with cathedral ceiling, rooms radiating off this area -

Double Bedroom 1 - 23m<sup>2</sup>, with en-suite bathroom, access to garden.

Double Bedroom 2 - 16m<sup>2</sup>, with en-suite shower room, views of the Donjon Castle.

Cloak room with WC and basin. Office 6m<sup>2</sup>. Under stairs storage. Stairs, balustrade and railing all in attractive beech wood leading to open plan upper lounge and dining room, (which is once where the stage was) 47m<sup>2</sup> with dual aspect front and rear, original wooden flooring, large log burner, door to outside balcony with iron railing showing the name of house. Beech stairs down to kitchen 25m<sup>2</sup>, fully fitted with storage units, oven, induction hob and hood. Door to outside sun terrace and garden beyond.

Steps down to corridor with a laundry/storage room 12m<sup>2</sup>, with a butler sink and a utility room 23m<sup>2</sup>, housing commercial boiler and oil storage tank and washing machine and tumble dryer. Door to front garden.

To upstairs, accessed from the entrance lobby, leads to a galleried balcony/minstrels' gallery overlooking the downstairs and front garden with a linen cupboard at end.

Master Bedroom 24m<sup>2</sup>, with beamed ceiling and velux windows, showing view of the Donjon, a separate dressing room of 12m<sup>2</sup> and an en-suite bathroom.

Double bedroom 4 - 22m<sup>2</sup>, velux with en-suite bathroom.

The annexe/apartment consists of sitting room, fitted kitchen, shower room with a spiral staircase to double bedroom 28m<sup>2</sup>.

Garden to front with trees...

## LOCAL TAXES

**Taxe foncière:** 1300 EUR

**Taxe habitation:** EUR

## NOTES