

Lovely old property with main accommodation on one level, with a pool, large garden and outbuildings.

## EXCLUSIVE

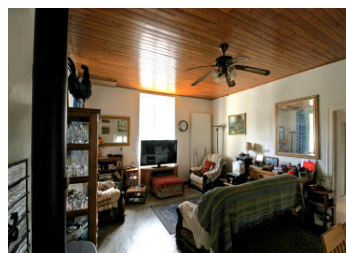
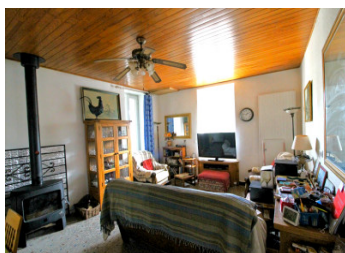


## INFORMATION

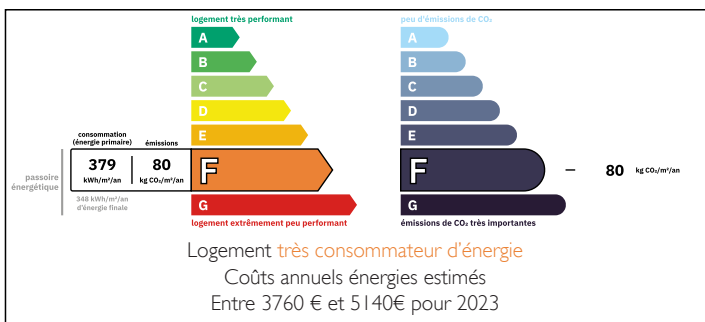
|             |              |
|-------------|--------------|
| Town:       | L'Hermenault |
| Department: | Vendée       |
| Bed:        | 3            |
| Bath:       | 2            |
| Floor:      | 100 m2       |
| Plot Size:  | 4740 m2      |

## IN BRIEF

Situated in a lovely rural hamlet close to L'Hermenault. Not overlooked and with spacious outbuildings that offer potential for conversion. Within an hour of the wonderful Vendéen beaches and La Rochelle.

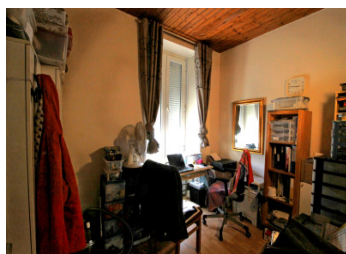


## ENERGY - DPE



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

A gated driveway provides access to the property, with ample parking available to the front of the house. The main accommodation is arranged on a single level and comprises the following;

a bright conservatory leading through to a fitted kitchen,

a comfortable lounge featuring a wood-burning stove,

a corridor with a WC looking to the rear.

To the front of the property are a bedroom and a separate office.

At the end of the corridor is the master bedroom, complete with an en-suite shower room.

A store room is located at the far end of the house with stairs leading down to an additional room currently used for storage.

Beneath the main house is a substantial lower level offering storage space, a garage, and a boiler room.

## NOTES

Outside, the property benefits from a large swimming pool with surrounding terrace and gardens. A second entrance provides additional access to the land, part of which is attractively wooded.

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