

Charming stone house with barn, garden and courtyard – ideal home or holiday retreat



INFORMATION

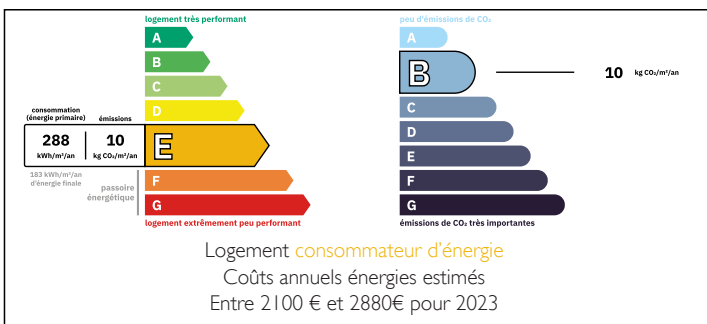
Town:	Saint-Pierre-du-Chemin
Department:	Vendée
Bed:	2
Bath:	2
Floor:	90 m ²
Plot Size:	927 m ²



IN BRIEF

A beautifully presented stone house offering a warm and cosy feel, set in a peaceful hamlet location. The property features an impressive kitchen-diner with fireplace, a comfortable lounge opening onto a covered terrace, and flexible first-floor accommodation. Outside, there is an attached barn with development potential, a charming garden with raised beds, private parking and an enclosed courtyard. A versatile property, perfect as a permanent residence, holiday home or investment opportunity.

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 stone house with barn, garden and courtyard - ideal home or holiday retreat

This beautifully presented stone property offers a warm and cosy atmosphere, combining character features with practical living space, set in a peaceful environment.

Accommodation comprises:

On the ground floor, an inviting entrance (7m²) leads to a shower room (3m²) with separate WC (1m²). The heart of the home is the impressive kitchen-diner (20m²), featuring a fireplace and exposed beams, with doors opening onto the enclosed front courtyard - perfect for morning coffee. The lounge (19m²) enjoys views over the garden and opens onto a covered terrace, ideal for al fresco dining.

On the first floor, there is a generous landing (28m²), currently used as a sewing area but with potential to create a second bedroom if required, a main bedroom (12m²), and a bathroom (8m²). From the bathroom, a door leads directly into the upper level of the attached barn (50m²), offering the possibility to create an additional bedroom or workspace, subject to the necessary planning permissions.

Outside, the property benefits from an attached barn (50m²), a stone storage building (5m²), and garden with raised vegetable beds. There is also hardstanding at the end of the garden providing parking for several vehicles. The covered terrace is perfectly positioned for outdoor dining and entertaining.

The house retains many original features including exposed beams and wooden or tiled floors, and is heated by electric radiators.

A lovely home with a welcoming feel, suitable as a

LOCAL TAXES

Taxe habitation: EUR

NOTES