

## A Successful Gîte & Cherished Family Home - A Renovated 5-Bedroom Stone Longère with Pool & Sun-Trap Garden

EXCLUSIVE



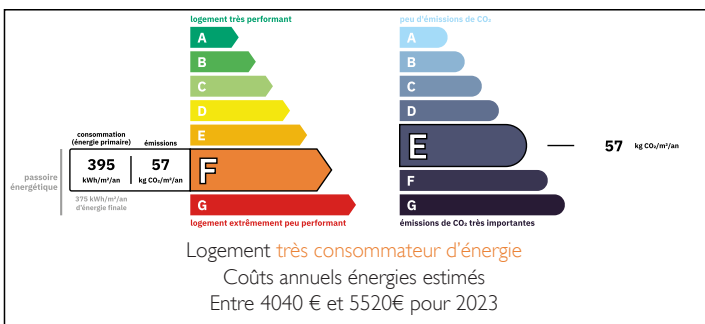
## INFORMATION

Town:	Saint-Hilaire-des-Loges
Department:	Vendée
Bed:	5
Bath:	2
Floor:	143 m <sup>2</sup>
Plot Size:	1490 m <sup>2</sup>

## IN BRIEF

Charming stone farmhouse with gîte income potential. This lovely property combines a warm family home with a successful, much-loved gîte. Set in peaceful countryside, but walking distance to the village. Saint-Hilaire-des-Loges in the Vendée is bordered by two rivers, the Autize and the Vendée, and offers a diverse landscape at the crossroads of two regions (Pays de la Loire and Nouvelle-Aquitaine). This large village boasts an extremely wide and varied range of services, including a health centre, schools, library, post office and sporting/ leisure clubs. There is also a bakery, mini-supermarket with deli counter, newsagents, bar, hairdressers, beauty salon and a new restaurant planned to be opening in Sept '26. The larger towns of Fontenay Le Comte (13km), Niort (30 km) and the Vendée beaches are just 68 km away as well as Nantes...

## ENERGY - DPE



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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

Inside, exposed beams, original stonework and soft grey tones, a charming duck-egg blue kitchen with good and modern lighting. Updated bathroom upstairs and a downstairs bedroom and shower room for perhaps extended family living. The spacious lounge features a wood-burning stove, creating a cosy focal point for winter evenings. The property is further complemented by LPG gas central heating (boiler located in the utility room), serving the remainder of the ground floor and the two upstairs double bedrooms. Both bathrooms benefit from electric heaters and several years' supply of firewood is included. Flooring is tiled downstairs and cork upstairs. Outside, the sun-soaked garden invites long summer days around the figure-of-eight swimming pool and BBQ evenings on the terrace with family or friends gatherings, with lawns stretching gently upwards and a characterful old bread oven house offering additional storage or creative potential. A rare opportunity to embrace French country living while running a successful family business from home.

The house comprises: Ground Floor:

Kitchen (24m<sup>2</sup>) – fully fitted with space for table and chairs, high ceiling, dual aspect, and a door to the back garden.

Lounge (28m<sup>2</sup>) – inviting wood burner, windows to the front and patio doors to the terrace.

Bedrooms (19m<sup>2</sup>, 11m<sup>2</sup>) – bright and spacious. One room has an outside door to entrance and private parking area making it perfect potential for running a small enterprise such as massage, beauty or nail bar.

Shower Room (5m<sup>2</sup>) – with shower, WC and washbasin....

## LOCAL TAXES

Taxe foncière: 614 EUR

Taxe habitation: EUR

## NOTES