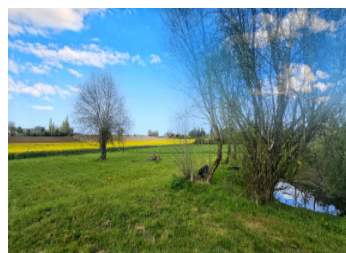
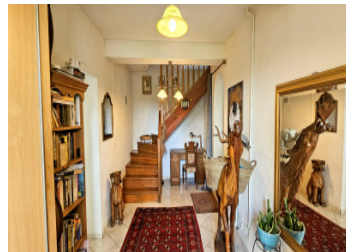


Property featuring a renovated house 4 bedrooms, 6,659 m of land, outbuildings, and a second building.



## INFORMATION

Town:	Saint-Martin-des-Fontaines
Department:	Vendée
Bed:	4
Bath:	2
Floor:	130 m <sup>2</sup>
Plot Size:	6659 m <sup>2</sup>



## IN BRIEF

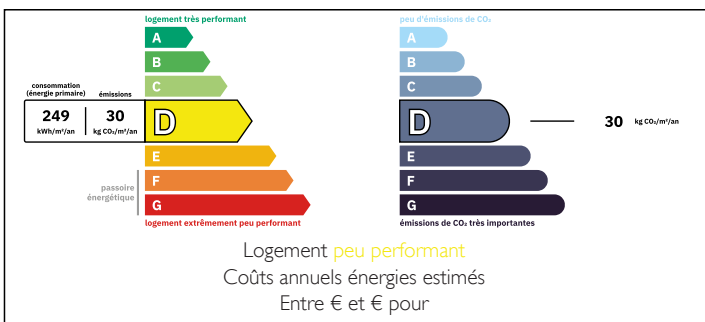
Located in Saint-Martin-des-Fontaines, in the heart of the Vendée region, this property enjoys a peaceful setting within a charming village. The village currently has a restaurant, while the neighboring town offers a wide range of shops and services: a bakery, a convenience store, a pharmacy, a bank, a school, and an auto repair shop.

Ideally located, you are just 15 minutes from Fontenay-le-Comte, a historic town offering all amenities (hospital, bus station, movie theater, swimming pool, hypermarkets, doctors, market...). Niort and its TGV station are accessible in 50 minutes, while the beaches and La Rochelle (TGV station and airport) are about 1 hour away.

The property consists of:

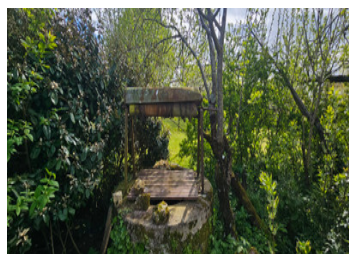
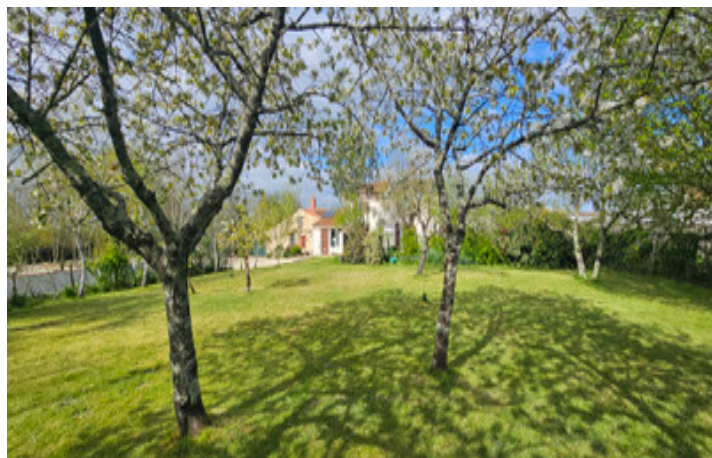
a renovated residential house of approximately 130 m<sup>2</sup>

## 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 charming, well-maintained property offering comfort, authenticity, and great potential for renovation.

The stone main house combines character with functionality. It comprises:

Ground floor:

A spacious entryway with a closet (13.35 m<sup>2</sup>) welcomes you and leads to a cozy 33 m<sup>2</sup> living room featuring a wood-burning stove. The fully equipped kitchen (13 m<sup>2</sup>), both inviting and functional, is complemented by a pantry. You'll also find a bathroom with a toilet, as well as a 13 m<sup>2</sup> bedroom, ideal for single-level living.

Outside, a pleasant 31 m<sup>2</sup> covered terrace with a working bread oven extends the living spaces, accompanied by a second terrace to fully enjoy sunny days.

Upstairs:

A landing leads to three bedrooms (14.50 m<sup>2</sup>, 11.50 m<sup>2</sup>, and 8 m<sup>2</sup>) as well as a shower room with a toilet.

Outbuildings:

An attached 20 m<sup>2</sup> garage and several outbuildings (approximately 20 m<sup>2</sup>) complete the property.

Additional potential to be explored:

A second house, with approximately 90 m<sup>2</sup> of floor space and an upper level, currently used for storage, offers numerous possibilities (reconstruction, workshop, garage...). Note that trees, which have since been cut down, had weakened the structure.

An attractive exterior:

The property features a spacious courtyard that allows for easy movement. The landscaped garden, dotted with trees, is particularly pleasant, with well-maintained vegetable patches. A meadow of approximately 3,300 m<sup>2</sup> with a pond completes this

## LOCAL TAXES

Taxe foncière: **461 EUR**

Taxe habitation: **EUR**

## NOTES