

## Spacious village house with annex, barn & garden - 4 beds + rental potential in Mouilleron-Saint-Germain



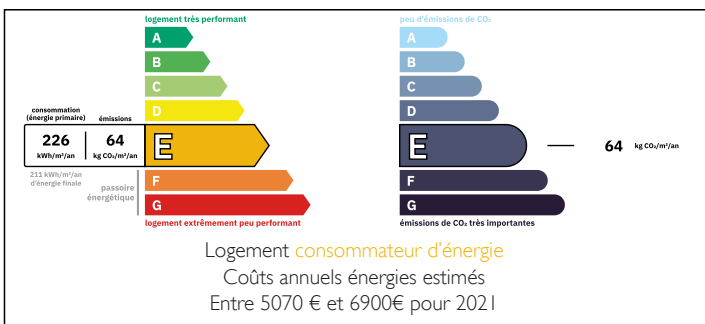
## INFORMATION

Town:	Mouilleron-Saint-Germain
Department:	Vendée
Bed:	5
Bath:	3
Floor:	228 m2
Plot Size:	2043 m2

## IN BRIEF

Located in the heart of Mouilleron-Saint-Germain, this substantial village property offers a generous main residence with four bedrooms, extensive outbuildings, a large barn and a self-contained annex. With private gardens and terrace, it is ideal as a large family home, multi-generational living or a property with excellent rental potential.

## 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

Situated in Mouilleron-Saint-Germain, this spacious property combines a substantial main house, independent annex and a range of large outbuildings, offering exceptional versatility.

The main house features a welcoming entrance hall (15m<sup>2</sup>), leading to a lounge (32m<sup>2</sup>) with fireplace and parquet flooring, a dining room (22m<sup>2</sup>), and a fitted kitchen (16m<sup>2</sup>) with adjoining dining area (10m<sup>2</sup>). A utility room (6m<sup>2</sup>), shower room (4m<sup>2</sup>) and separate WC (2m<sup>2</sup>) complete the ground floor.

Upstairs, a landing (12m<sup>2</sup>) leads to four well-proportioned bedrooms (13m<sup>2</sup>, 12m<sup>2</sup>, 14m<sup>2</sup>, 12m<sup>2</sup>) and a family bathroom (8m<sup>2</sup>), plus separate WC (2m<sup>2</sup>). A further staircase accesses a large attic space with potential for conversion (subject to permissions), currently with restricted beam height.

The property benefits from extensive outbuildings including storerooms (10m<sup>2</sup>, 12m<sup>2</sup>), workshop (21m<sup>2</sup>), boiler room (12m<sup>2</sup>), woodstore (18m<sup>2</sup>) and a substantial 200m<sup>2</sup> barn divided into storage, workshop and garage areas.

A self-contained annex (48m<sup>2</sup>) offers independent living with open-plan kitchen/living area (20m<sup>2</sup>), bedroom (20m<sup>2</sup>), shower room (6m<sup>2</sup>) with WC and private access - ideal for guests, rental income or multi-generational living.

Externally, the property enjoys a private terrace and mature garden, providing a peaceful outdoor setting in the centre of the village.

### Distances

Local amenities: approx. 0.2 km

Larger shopping in La Châtaigneraie: 9 km

Atlantic beaches at La Tranche-sur-Mer: 68 km

La Rochelle – Île de Ré Airport: 71 km

Nantes Atlantique Airport: 88 km

All measurements are approximate

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## NOTES