

Old 18th-century house of 274.49m with swimming pool, 5 bedrooms, outbuildings, on a plot of one hectare



## INFORMATION

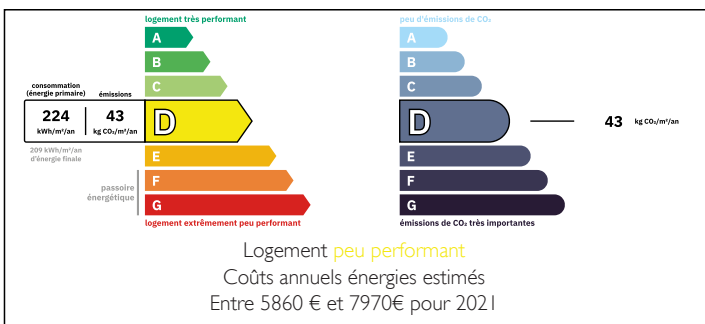
Town:	Auchay-sur-Vendée
Department:	Vendée
Bed:	5
Bath:	4
Floor:	274 m2
Plot Size:	8991 m2



## IN BRIEF

Discover this superb 18th-century character property, a former orangery offering 274.49 m<sup>2</sup> of living space, combining authenticity and modern comfort thanks to renovations that have preserved its original charm. You will be captivated by its antique floors, characterful ceilings, and magnificent period wooden staircase. The house comprises an entrance hall, five bedrooms, a boiler room with a utility room, and several attics offering excellent potential. Set on approximately one hectare of land, the property benefits from a verdant setting with a garden, vegetable patch, rose bushes, ornamental trees, and fruit trees. You will also enjoy a swimming pool, a wash house, and a nearby stream. Several outbuildings complete the property, including a former stable and a garage. Access is via a gated entrance. A rare and charming property, ideal for lovers of beautiful stonework, nature, and open spaces,...

## 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

Be captivated by the timeless charm of this exceptional 18th-century property, a former orangery steeped in history, nestled in approximately one hectare of lush greenery. Offering 274.49 m<sup>2</sup> of living space, this characterful residence elegantly combines authenticity and comfort thanks to renovations carried out over time.

From the moment you enter, the period features immediately catch the eye: an original wooden staircase, authentic flooring, generous proportions, and preserved architectural details. The house offers 5 bedrooms, 4 bathrooms with showers, 4 toilets (3 bedrooms have en-suite bathrooms with showers), ample closets and storage space, a boiler room with a technical room, and several attics totaling 136 m<sup>2</sup> offering additional potential.

Outside, the setting is idyllic and unspoiled: a swimming pool, ornamental garden, vegetable garden, rose bushes, and ornamental and fruit trees create an environment conducive to relaxation. The outbuildings enhance the property, including a former stable of 33m<sup>2</sup>, a garage of 43m<sup>2</sup>, a wash house, and the remains of a former dwelling, all true testaments to the past. A nearby stream adds a further touch of serenity to this unique ensemble.

Located on the outskirts of Auchay-sur-Vendée, the property enjoys a sought-after location, close to the Marais Poitevin, the Mervent-Vouvant forest, hiking trails, outdoor activities, and less than an hour from the Vendée beaches. A rare and authentic property, ideal for a prestigious family residence, a tourism business, or simply for enjoying an exceptional lifestyle.

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Information about risks to which this property is exposed is available on the Géorisques...

## LOCAL TAXES

**Taxe foncière: 984 EUR**

## NOTES