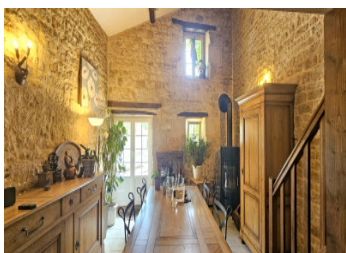


Foussais-Payré: Authentic stone house, 3 bedrooms, pool, 710 m lot



INFORMATION

Town:	Foussais-Payré
Department:	Vendée
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	710 m2

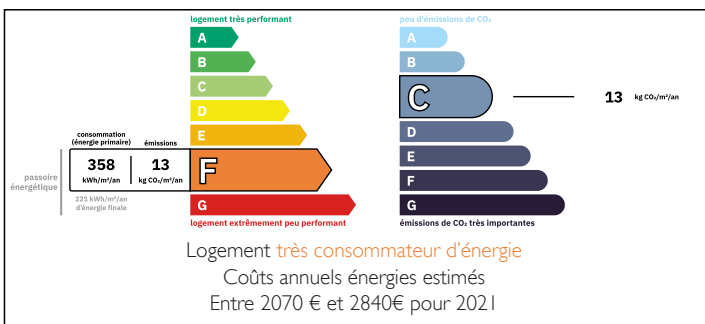
IN BRIEF

Leggett Immobilier International is pleased to present this charming old stone farmhouse located in Foussais-Payré, in the heart of a peaceful setting. The town offers all the main local shops and services: a bakery, a butcher shop, a grocery store, a bank, a veterinarian, a restaurant, schools, a doctor's office, and a pharmacy. Ideally situated, it is 10 minutes from Saint-Hilaire-des-Loges and Coulonges-sur-l'Autize, 20 minutes from Fontenay-le-Comte and La Châtaigneraie, and less than 40 minutes from downtown Niort.

With 90 m² of living space, this charming house captivates with its authentic character, featuring exposed stone walls and original beams. It offers the potential to create up to 3 bedrooms. Its outbuildings offer great potential for expansion or the creation of additional spaces.

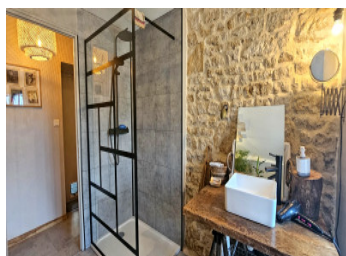
The property is fully enclosed and features an 8 x 4 m swimming pool. A charming property, perfect...

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

In the heart of the Vendée countryside, in a quiet and unspoiled setting in Foussais-Payré, discover this charming, authentic stone house—perfect for those who love nature, tranquility, and authenticity.

The ground floor features a pleasant 29 m² living area with a cozy living room, a recently renovated and fully equipped 16 m² kitchen, a 19.50 m² bedroom, and a 7.70 m² bathroom with a toilet. A 15.35 m² mezzanine provides additional space that could serve as an office, a guest bedroom, or a relaxation area. Upstairs, a second bedroom measuring 18 m² completes the layout.

Adjacent to the house, a double outbuilding of approximately 57 m² offers numerous possibilities for conversion: a workshop, storage space, an extension to the home, or the creation of a new living space, depending on your plans.

Outside, you'll enjoy a fully enclosed, private lot featuring a secure swimming pool perfect for relaxation and spending quality time with family or friends.

A charming property offering a peaceful living environment, ideal as a primary residence, vacation home, or for a seasonal rental venture.

Additional information:

8 x 4 m swimming pool with equipment room;
Double-glazed PVC windows and doors;
Pergola
Non-compliant private sewage system (functional);
Square footage provided for informational purposes only.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **320 EUR**

NOTES