

Stone house with large garden in Vendée

La Chataigeraie, Vendee, Western Loire





At a Glance

Reference	MFH-PHM40702W	Near to	Fontenay	Price €200,720
Bed	4	Bath	3	Hab.Space 186 sqm
Land	1.4 ha	Pool	No	Land Tax N/A

Property Description

Situated in the countryside, this charming 3/4-bedroom house comes with outbuildings and a large 14,000 sq.m garden.

This property offers 186 square meters of living space. It comprises an entrance hall with a cellar (23 sq.m) and a garage (25 sq.m). There are stairs leading to a beautifully preserved pressoir and exposed stone walls. On the right, there is a small landing which could be used as an office area and a master bedroom (23 sq.m) with an ensuite bathroom. On the left, there are two good-sized bedrooms (17.5 sq.m and 15.7 sq.m), one of

which has an en-suite bathroom. There is also a separate family bathroom. Another room with a fireplace (24 sq.m) could be used as a 4th bedroom or games room. Up the main stairs, there is an open-plan fitted kitchen, dining room and lounge (55 sq.m) with beams and a wood burner.

The charming house boasts a picturesque view of the lush garden and serene countryside. It is equipped with a septic tank that meets all the compliance standards, ensuring safe and efficient waste disposal. The double-glazed windows provide superior insulation against noise, heat, and cold.

Environment & Surroundings

 \checkmark

Near to Schools?

And Before You Ask

Exposure:	South-east
Condition:	Very good
Heating System:	East
Drainage:	Septic up to
Diamage.	norms
Property Tax:	€638.00

Summary

Property type:	Countryside house	
Bedrooms:	4	
New Home?	No	
Bathrooms	3	
Price	€200,720	

Key Information

Internal Area:	186 sqm
Land Area:	1.4 ha
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	3
Has a Wine Cellar	Yes
Has a Garden	Yes
Has a Terrace?	Yes

Location: Western Loire



Gallery



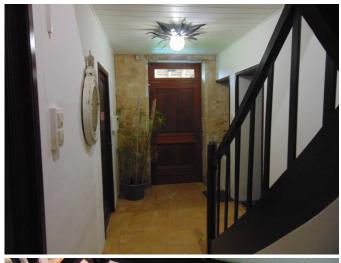






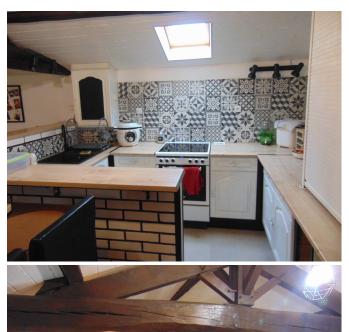
















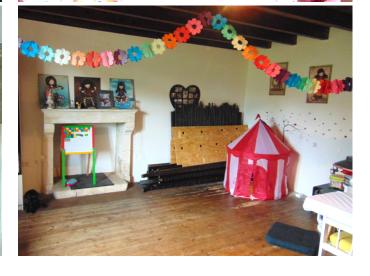














THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our buying guide, our french mortgage and euro currency exchange pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask. **C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved