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## Stone house with large garden in Vendée

La Chataigeraie , Vendee , Western Loire



**€200,720**

inc. of agency fees

4 Beds    3 Baths    186 sqm    1.4 ha

Spacious 3/4-bedroom home with outbuildings and a 14,000 sq.m garden in Vendée, Western Loire.

### At a Glance

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

Near to Schools? ✓

## And Before You Ask

Exposure: South-east  
Condition: Very good  
Heating System: East  
Drainage: Septic up to 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









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**C. BAUER – Sunday Times**

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