

Click to view MFH-PHM40502

Charming renovated character house in Western Loire

Sainte Hermine, Vendée, Western Loire



€250,000

inc. of agency fees

4 Beds 1 Baths 170 sqm 1550 sqm

Charming, well-renovated southfacing character house located in a quiet area close to all amenities, 20 minutes from Chantonnay and Luçon in the Vendée.

At a Glance

Reference MFH-PHM40502 **Near to** Chantonnay **Price** €250,000

Bed 4 **Bath** 1 **Hab.Space** 170 sqm

Land 1550 sqm **Pool** No **Land Tax** N/A

Property Description

Experience the perfect blend of charm and modernity in this beautifully renovated south-facing character house, situated in a peaceful location with easy access to all amenities.

This spacious 170 sq.m home boasts a stunning 90 sq.m living room and 4 comfortable bedrooms, one of which is conveniently located on the ground floor. Recently renovated, the house is both comfortable and

energy-efficient (DPE in C), with the large living room opening onto a covered terrace and a picturesque 1500 sq.m garden, offering breathtaking views of the village and countryside.

Inside the Property

On the ground floor

Entrance into the living room. Equipped and fitted kitchen on the left. Chimney. Stone staircase. Dining room with exposed stone interior walls, open to living room-games room. An independent bedroom, bathroom, WC. Boiler room with boiler and pellet storage, Wine cellar, workshop and garage.

On the first floor

WC on landing and 3 bedrooms including a master suite with balcony.

Outside

- Adjoining land of 1500 sqm
- Stone outbuildings, bread oven
- large parking area, orchard and lawns

Additional Information

- Central heating with pellet boiler
- Connection to mains drainage system
- New electricity
- Property tax: 700 euros.

The Area and Access

- La Roche sur Yon 30 minutes away.
- Chantonnay and Luçon 20 minutes away.

Environment & Surroundings

Near to Shops?

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Near to Schools?

√

And Before You Ask

Exposure: South

Heating System: Wood burner

system

Connected to

Drainage: mains town

system

Property Tax: €700.00

Summary

Property type: Countryside house

Bedrooms: 4
Bathrooms 1

Price €250,000

Key Information

Internal Area: 170 sqm Land Area: 1550 sqm

Floor: 2

How many 2

Outbuildings:

Number of Fireplaces: 1 Has a Wine Cellar Yes

Has an Office / Study? Yes

Has a Garden Yes

Location: Western Loire



Gallery

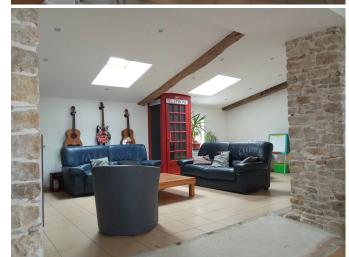




































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