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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 south-facing 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.
- Chantonay and Luçon 20 minutes away.

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

And Before You Ask

Exposure:	South
Heating System:	Wood burner system
Drainage:	Connected to mains town system
Property Tax:	€700.00

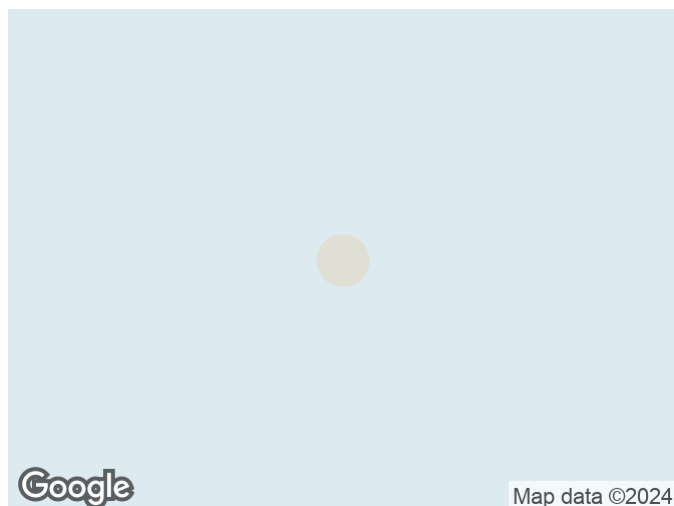
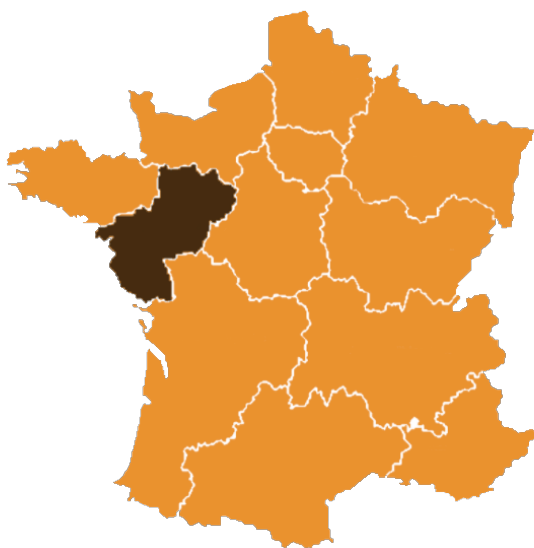
Summary

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 Outbuildings:	2
Number of Fireplaces:	1
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes

Location: Western Loire



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