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Pretty house with a gite and a swimming pool in Vendée

Sainte Hermine , Vendée , Western Loire



€269,860

inc. of agency fees

4 Beds 3 Baths 208 sqm 2202 sqm

Pretty 3 bedroom house with a gite and a swimming pool set in half an acre in a small hamlet near Sainte Hermine in the Vendée area of Western Loire.

At a Glance

Reference	MFH-PHM41201W	Near to	Fontenay	Price	€269,860
Bed	4	Bath	3	Hab.Space	208 sqm
Land	2202 sqm	Pool	Yes	Land Tax	N/A

Property Description

This detached 3-bedroom house with a gite is located in a small hamlet of Vendée. The gite consists of an open-plan kitchen/dining room/lounge (31 sq.m) with a wood burner, 1 bedroom (17 sq.m) and a mezzanine area (14 sq.m) which can be used as another sleeping area or an office. There is also a shower room with WC.

The main house is spacious and includes a lounge (33 sq.m) with an open fireplace, a fitted kitchen/dining

room (22 sq.m), a laundry room (which leads into the gite), a downstairs bedroom (13 sq.m), a large family bathroom (11 sq.m), and a separate WC. Upstairs, there are 2 good-sized bedrooms (28 sq.m and 22 sq.m), one of which has an ensuite shower room.

Outside, there are some outbuildings, a games room, a garage, and an above-ground pool. The garden is lawned with various trees and shrubs. You can park several cars at the front.

The house has double glazing, solar panels for water heating, conforming fosse septic, exposed stone walls, and beams. Local shops are located in La Caillere or Sainte Hermine, approximately a 10-minute drive away.

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

And Before You Ask

Exposure:	South-east
Condition:	Very good
Heating System:	Central heating (oil)
Drainage:	Septic up to norms

Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	4
Bathrooms	3
Price	€269,860

Key Information

Internal Area:	208 sqm
Land Area:	2202 sqm
Floor:	2
How many Outbuildings:	3
Number of Fireplaces:	2

Property Features:

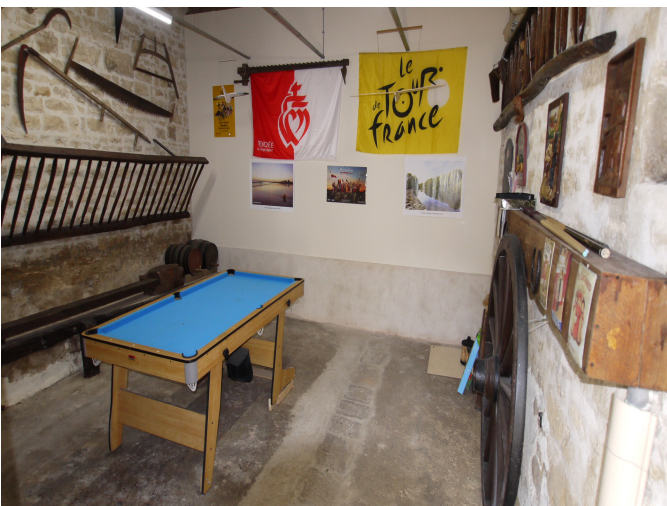
- very good condition
- south-east exposed
- outbuildings and garage
- parking area
- gîte

Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes

Location: Western Loire



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