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## Renovated farmhouse with pool and 4 acres suitable for horses

**Saint-Laurent-de-la-Salle , Vendee , Western Loire**



# €249,000

inc. of agency fees

3 Beds    2 Baths    160 sqm    1.7 ha

Beautiful renovated farmhouse with a swimming pool and 4 acres providing direct access to the forest. Perfect for horses or sheep.

### At a Glance

<b>Reference</b>	MFH-PHM10301J	<b>Near to</b>	Fontenay Le Comte	<b>Price</b>	€249,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	160 sqm
<b>Land</b>	1.7 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Pretty renovated farmhouse with a swimming pool and over 4 acres of land located in a quiet hamlet, 10 minutes drive from amenities. *Perfect for horses or sheep.*

### THE ACCOMMODATION

Offering 160 sq.m of living area the property consists on the ground floor of an entrance hall, living room with 'TV fireplace' and 'Hase' wood stove, kitchen - dining room, beautiful veranda looking west onto a terrace and a covered and heated swimming pool. 1 bedroom with shower room, adjoining WC. Laundry room and utility room. Upstairs: landing, 2 bedrooms and shower room, WC.

### **ADDITIONAL INFORMATION**

- Adjoining land with stone sheds
- large outbuilding with studio for visitors.
- Well, fishing pond.
- Direct access to the forest.
- Shops at Hermenault 10 minutes by car

## Environment & Surroundings

Near to Shops? ✓  
Near to Schools? ✓

## And Before You Ask

Condition: Immaculate  
Heating System: Wood burner system  
Drainage: Septic tank needs updating

## Summary

Property type: Farmhouse  
Bedrooms: 3  
New Home? No  
Bathrooms: 2  
Price: €249,000

## Key Information

Internal Area: 160 sqm  
Land Area: 1.7 ha  
Floor: 2  
How many Outbuildings: 2  
Number of Fireplaces: 1  
Property Features:

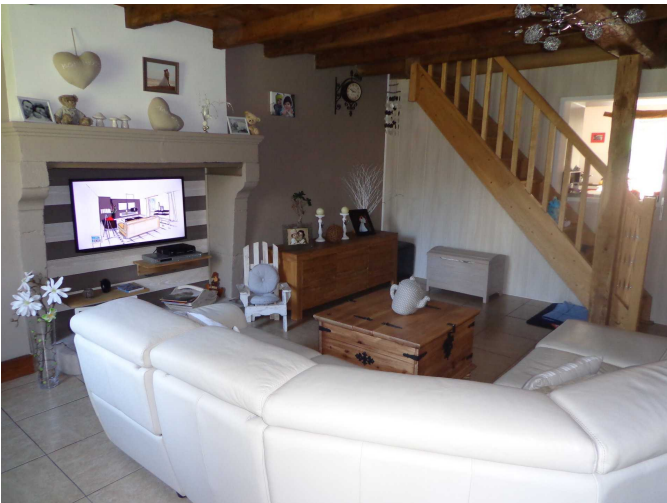
- suitable for horses
- swimming pool

Has a Garden: Yes  
Swimming Pool?: Yes  
Pool House?: Yes

## Location: Western Loire



# Gallery







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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 my-french-house.com. They are a committed and professional business – we highly recommend them.

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