

[Click to view MFH-PHM13603N](#)

## 3 bedroom bungalow with private annex at the edge of Mervent village

Mervent , Vendee , Western Loire



# €329,600

inc. of agency fees

4 Beds   3 Baths   170 sqm   985 sqm

3 bedroom bungalow with private annex, workshop and garage situated on the edge of the village of Mervent in the Vendée.

### At a Glance

<b>Reference</b>	MFH-PHM13603N	<b>Near to</b>	Fontenay	<b>Price</b>	€329,600
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	170 sqm
<b>Land</b>	985 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located at the edge of Mervent village with unspoilt views of the forest and amenities in walking distance, this very well looked after bungalow cottage offers spacious and comfortable accommodation.

### THE ACCOMMODATION

Entrance hall, front lounge with fireplace and balcony to enjoy the beautiful views, one bedroom with ensuite, 2 further bedrooms, shower room, fully equipped and fitted kitchen, dining room, second lounge with fireplace logburner and pellet burner.

Conservatory at the rear that leads to the terrace and pool area. Landscaped garden with sheltered sitting areas and vegetable plot.

*Downstairs*, the basement comprises : one bedroom with ensuite, workshop, cave, utility area and boiler room.

Easily convertible into an independant annex to receive family, friends or guests !

### **ADDITIONAL INFORMATION**

- Private alley and garage
- New roof Double glazing throughout
- Very well mantained property
- All facilities within walking distance in the village

## Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Lake or River View?	✓

## And Before You Ask

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

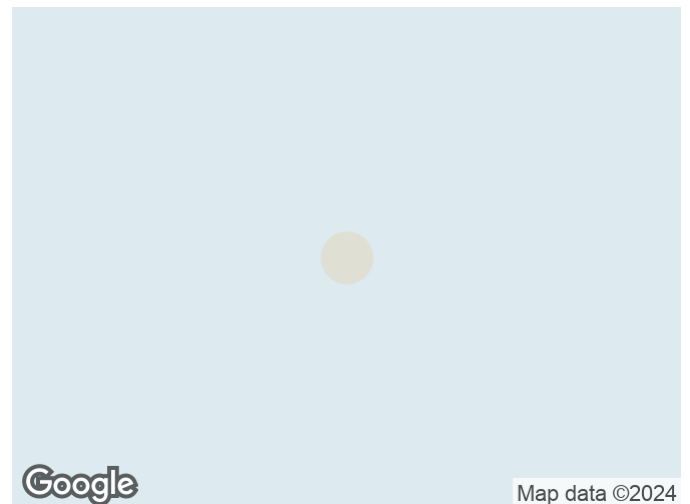
## Summary

Property type:	House
Bedrooms:	4
New Home?	No
Bathrooms	3
Price	€329,600

## Key Information

Internal Area:	170 sqm
Land Area:	985 sqm
Floor:	2
Number of Fireplaces:	2
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes

## Location: Western Loire





# Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates