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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

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

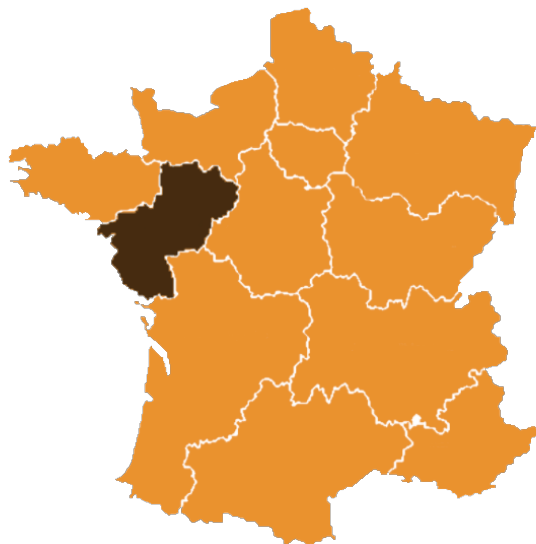
Summary

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



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