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Authentic village bourgeois house in excellent condition

La Chataigneraie , Vendee , Western Loire



€329,600

inc. of agency fees

5 Beds 3 Baths 216 sqm 1149 sqm

Authentic and charmingly renovated 5 bedroom Maison bourgeoise in excellent condition with a garden in a small village with amenities in the Vendée.

At a Glance

Reference	MFH-PHM21903N	Near to	Fontenay	Price	€329,600
Bed	5	Bath	3	Hab.Space	216 sqm
Land	1149 sqm	Pool	No	Land Tax	N/A

Property Description

This charmingly renovated 5 bedroom Maison bourgeoise with a garden is situated in a small village with shops, school and amenities near La Chataigneraie in the Vendée. This authentic village bourgeois house is *in excellent condition*, with spacious (216 sq.m) and comfortable living space. At the front of the house, a landscaped and completely private Japanese garden with a sunny terrace offers a place of peaceful conviviality. Outside, along the wooden greenhouse and the small roofs, a pretty flowered path leads to the garden with trees at the rear of the property.

THE ACCOMMODATION

On the ground floor

- Entrance on parquet floor, study / bedroom with fireplace, private shower room and toilets, accessible to people with reduced mobility.
- On the right, superb living room with small lounge and dining/reception area. Bright kitchen with fireplace.

On the first floor

- Landing leading to 4 large bedrooms, one with private bathroom and toilet and another with private shower room overlooking the garden. Separate toilets.

On the second floor

- On the second floor, convertible attic with high ceilings and exposed framework.

ADDITIONAL INFORMATION

- Full basement with boiler room, well and wine cellar.
- Old bakehouse with its bread oven ideal for entertaining during the summer.

The property has been renovated over the years with the aim to keep it's original charm using noble quality materials.

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

And Before You Ask

Exposure:	East
Condition:	Immaculate
Heating System:	Central heating (oil)
	Connected to mains town system
Drainage:	
Property Tax:	€692.00

Summary

Property type:	Village house
Bedrooms:	5
New Home?	No
Bathrooms	3
Price	€329,600

Key Information

Internal Area:	216 sqm
Land Area:	1149 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	2
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has a Garden	Yes

Location: Western Loire



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