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## Stunning country home in beautiful setting in the Vendée

**Mouilleron En Pareds , Vendee , Western Loire**



# €195,700

inc. of agency fees

3 Beds   2 Baths   132 sqm   3062 sqm

Stunning architect designed home with a double garage and outbuilding set in beautiful setting bordering a small river in the Vendée, ready to move into. **NEW PRICE!**

### At a Glance

<b>Reference</b>	MFH-PHM22201J	<b>Near to</b>	Fontenay	<b>Price</b>	€195,700
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	132 sqm
<b>Land</b>	3062 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

**NEW PRICE** for this stunning country home with a double garage and outbuilding set on a 3000 sq.m plot in beautiful setting bordering a small river in the Vendée in Western Loire. Immediately habitable house with no work needed.

This architect-designed house dates from 2002, it offers 132 sq.m of living area with beautiful oak finishing throughout the property.

## **THE ACCOMMODATION**

- Entrance into a open living room of 36m<sup>2</sup> with fireplace and high ceiling. Terracotta tiles and oak roof timbers.
- Fitted kitchen and dining room opening onto the terrace and the garden to the west.
- One downstairs bedroom with en-suite bathroom.
- Beautiful oak doors and staircase.
  
- *Upstairs:* 2 bedrooms, WC and shower room.

## **ADDITIONAL INFORMATION**

- Land all around, approx 3000 sq.m.
- Large terrace, double garage and outbuilding.
- Immediately habitable house with no work needed.
- Shops in the village of Mouilleron en Pareds 5 minutes by car.

## Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

## And Before You Ask

Condition:	Very good
Heating System:	Wood burner system
Drainage:	Connected to mains town system

## Summary

Property type:	Countryside house
Bedrooms:	3
New Home?	No
Bathrooms	2
Price	€195,700

## Key Information

Year Built:	2002
Internal Area:	132 sqm
Land Area:	3062 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1
Has a Garden	Yes
Has a Terrace?	Yes

## Location: Western Loire



# Gallery









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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.

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**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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