

[Click to view MFH-PHM34001J](#)

Spacious stone cottage set in 4 acres of land - Outstanding renovation!

Saint Pierre Du Chemin , Vendée , Western Loire



€197,760

inc. of agency fees

4 Beds 2 Baths 160 sqm 1.8 ha

Outstanding renovation for this spacious stone cottage set in 4 acres of land with mature trees and a tennis court to be restored.

At a Glance

Reference	MFH-PHM34001J	Near to	Fontenay	Price	€197,760
Bed	4	Bath	2	Hab.Space	160 sqm
Land	1.8 ha	Pool	No	Land Tax	N/A

Property Description

Outstanding renovation for this spacious stone cottage set in 4 acres of land with mature trees and a tennis court to be restored situated in the Vendée area in Western France

THE ACCOMMODATION

Renovated with enormous care in the 1980's this house won a national prize for historic renovations with feature including terracotta tiles, exposed beams, lime-washed walls, exposed stone and local woods: oak, chestnut and poplar. Despite the insistence on using only original and noble materials the house does not lack in modern comforts.

Offering 160 sq.m of living space the property consists of an entrance hall with sitting room to the left, with a glass wall overlooking the garden. Authentic kitchen on the right with open fireplace, low beams and dining table.

Downstairs there's a a large 25 sqm bedroom with ensuite bathroom and WC. Up the steps on the first floor you will find 3 bedrooms and shower room WC.

ADDITIONAL INFORMATION

- Excellent range of outbuildings, including boiler room and workshop.
- Possible stables. Beautifully restored bread oven.
- Level land of 4 acres including mature trees.
- Fenced tennis court in need of renovation.
- Local shops 5 minutes by car at St Pierre.

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

And Before You Ask

Exposure:	West
Year of Renovation:	1980
Condition:	Good general condition
Heating System:	Wood burner system
Drainage:	Septic tank needs updating

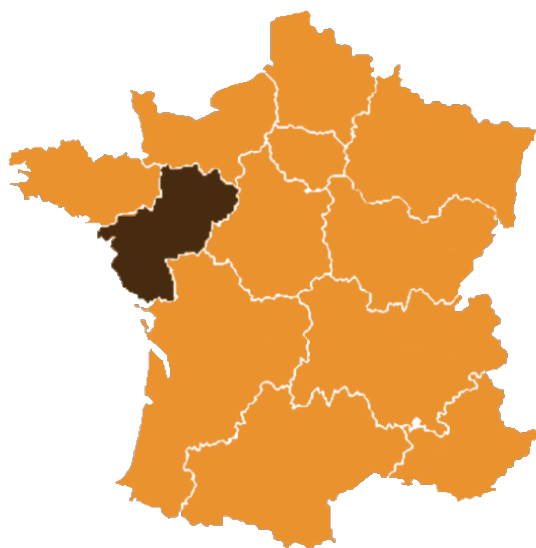
Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€197,760

Key Information

Internal Area:	160 sqm
Land Area:	1.8 ha
Floor:	2
How many Outbuildings:	3
Number of Fireplaces:	1
Has a Garden	Yes
Has a Terrace?	Yes

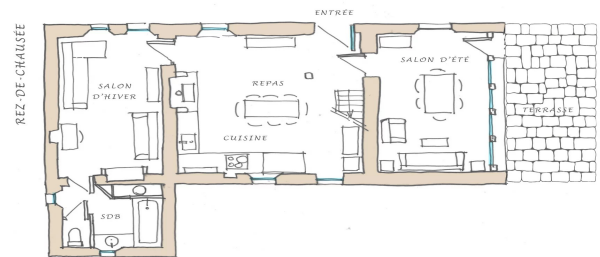
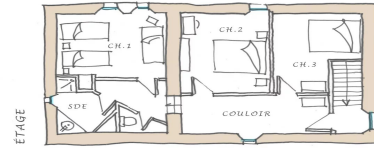
Location: Western Loire



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