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## 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

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

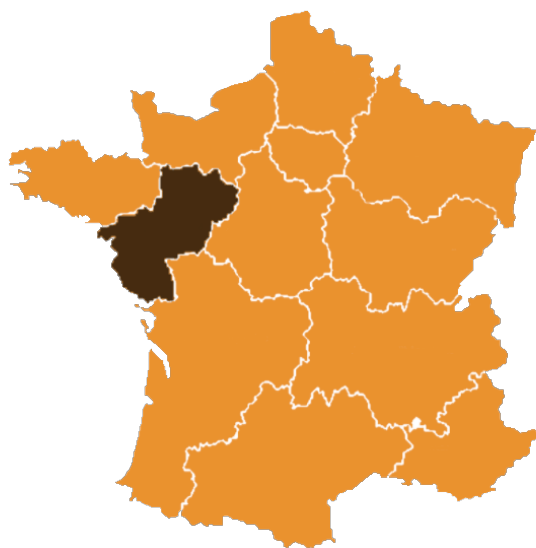
## Summary

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

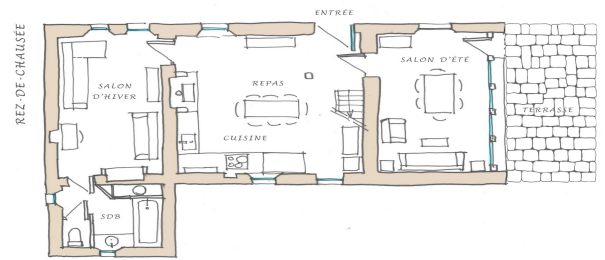
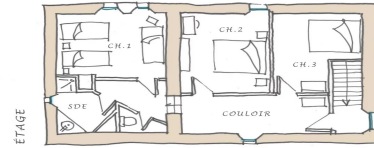
## Location: Western Loire



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