

[Click to view MFH-PHM31801W](#)

## Charming old farmhouse with a pool and amazing views

**Saint Pierre Du Chemin , Vendee , Western Loire**



# €163,800

inc. of agency fees

4 Beds   2 Baths   200 sqm   1000 sqm

Charming farmhouse property with 4 bedrooms, a large barn, a swimming pool and amazing unobstructed views for sale in the Vendée area of Western Loire.

### At a Glance

<b>Reference</b>	MFH-PHM31801W	<b>Near to</b>	La Chataigneraie	<b>Price</b>	€163,800
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	200 sqm
<b>Land</b>	1000 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This charming stone built property with 4 bedrooms, exposed wood beams, two fireplaces, tiled floors and double glazing throughout out is set on a 1000 sq.m plot with a barn.

### THE ACCOMMODATION

This spacious house offering 200 sqm. of habitable space consists on the ground floor of a large living/dining

room (43 sqm) with fireplace and wood burning stove.

Fitted kitchen (36 sq.m) with wood burning stove, second living room (23 sqm) with wood-burner (can be 5th bedroom), bathroom (11 sq.m) with utility area, wc, games room of 19 sq.m.

*Upstairs* 4 bedrooms (23 sqm, 18 sqm, 16.5 sqm and 9.8 sqm, a large landing, shower room of 4 sq.m.

### **ADDITIONAL INFORMATION**

- House in excellent condition
- Unobstructed views
- Garden of 1000 sqm with swimming pool
- 2 outbuildings - large barn and woodstore

## Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

## And Before You Ask

Condition:	Very good
Heating System:	East
Drainage:	Septic tank needs updating
Property Tax:	€647.00

## Summary

Property type:	Farmhouse
Bedrooms:	4
New Home?	No
Bathrooms	2
Price	€163,800

## Key Information

Internal Area:	200 sqm
Land Area:	1000 sqm
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	2
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	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