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## Pretty country house with outbuildings, garden and lovely views

**Menomblet , Vendee , Western Loire**



# €259,948

inc. of agency fees

4 Beds   3 Baths   195 sqm   3839 sqm

Pretty country house with outbuildings, garden and lovely views for sale in Vendée.

### At a Glance

<b>Reference</b>	MFH-PHM34401W	<b>Near to</b>	La Chataigneraie	<b>Price</b>	€259,948
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	195 sqm
<b>Land</b>	3839 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Pretty country house with a garage, outbuildings, a good size garden (approx 1 acre) and lovely views for sale in Vendée in the Western Loire region.

## The Accommodation

This charming 4-bedroom house located in Vendée is up for sale after being renovated to a high standard. It is conveniently located within 3kms of a village with shops. The house boasts lovely views of the garden and countryside from the elevated position.

Upon entrance, you are welcomed into a spacious and light lounge (measuring 47 sqm) with wooden floors, beams, and a woodburner that serves both the lounge and the kitchen. A door leads to a large fitted kitchen/dining room (measuring 42 sqm) with another seating area. There is also a shower room/boiler room (measuring 14 sqm) and patio doors that lead out to the rear garden.

The house also has a second lounge with a woodburner that could be used as a fifth bedroom. Going upstairs, you'll find a nice landing area with an outside balcony, leading to 4 spacious bedrooms (measuring 18 sqm, 14 sqm, 12 sqm and 8 sqm), one of which has an ensuite shower room. There is also a family shower room.

*Outside*, there is a double garage, dog kennels, and various outbuildings.

## Additional Information

- stone barn with water and electricity and a mezzanine. This could potentially be converted into more accommodation.
- an old swimming pool that needs to be renovated
- Double glazing. Oil central heating and wood burner system.
- Fosse does not conform to requirements.
- The market town of Pouzauges is 12kms away

## Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

## And Before You Ask

Exposure:	South-east
Condition:	Very good
Heating System:	Central heating (oil)
Drainage:	Septic tank needs updating

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€259,948

## Key Information

Internal Area:	195 sqm
Land Area:	3839 sqm
Floor:	2
How many Outbuildings:	3
Number of Fireplaces:	2
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Western Loire



# Gallery







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