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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

Reference MFH-PHM34401W **Near to** La Chataigneraie **Price** €259,948

Bed 4 Bath 3 Hab.Space 195 sqm

Land 3839 sqm Pool Yes Land Tax 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?

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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 3

Outbuildings:
Number of Fireplaces: 2

Has a Garden Yes

Swimming Pool? Yes

Location: Western Loire



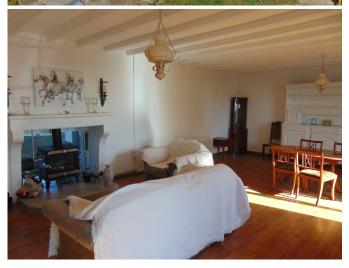
Gallery



















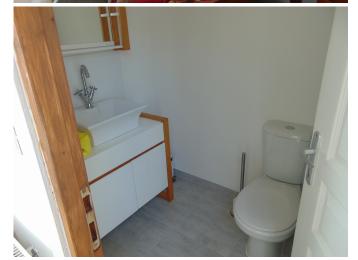




















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