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Stone cottage with a large pond adjoining the forest

Puy-de-Serre , Vendee , Western Loire



€187,200

inc. of agency fees

3 Beds 1 Baths 104 sqm 8509 sqm

Pretty stone cottage set in 2 acres of land with a pond adjoining the forest with no close neighbours.

At a Glance

Reference	MFH-PHM40201	Near to	Fontenay	Price	€187,200
Bed	3	Bath	1	Hab.Space	104 sqm
Land	8509 sqm	Pool	No	Land Tax	N/A

Property Description

This pretty 3 bedroom farmhouse with beautiful land of 8500 sqm including a pond of 3000 sqm offers around 100 sqm of living area + 70 sqm of additional space to be converted. The renovation work took place between 2011 and 2015. Often rented as a rural gîte, the furniture is included in the sale.

The Accommodation

On the ground floor, there's a kitchen and dining room with fireplace. Shower room, WC, living room and a large bedroom with fireplace and beams. Old entrance and a room to renovate.

Upstairs 2 bedrooms and convertible attics. Beautiful views of the forest to the north and west and of fields elsewhere.

Additional Information

- Covered terrace behind the house and a stone outbuilding with an old-style cellar.
- Adjoining land of approximately 2500 sqm with 2 wells and an orchard.
- A 200m path takes you to the pond which is set on a 6000 sqm plot.

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€187,200

Key Information

Internal Area:	104 sqm
Land Area:	8509 sqm
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	2
Property Features:	
• large pond	
• terrace	
• no close neighbours	
• 2 acres land	
Has a Wine Cellar	Yes
Has a Garden	Yes

Location: Western Loire



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