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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

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





# Gallery











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