



## Detached traditional farmhouse, La Chapelle-Themer, Vendee



### Information de l'agent

Nom:	ArKadia
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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 269,860

### Location

Pays:	France
État/Région/Province:	Pays de la Loire
Indicatif régional:	85210
Soumis:	08/06/2024

### Description:

This pretty stone farmhouse is situated back from a quiet, rural road with parking to the front. It is in good order, ready for immediate use and has been thoughtfully renovated retaining both the original beams and stone walls. La Rochelle international airport is one hour away.

The Vendée is well known to the French, but less so to foreign visitors. Butting up to Brittany, it stretches from south of the Loire down to the Charente Maritime and is known for its' warm and sunny microclimate. Statistically, this area has more hours of sunshine per year than areas further south. It has a long, sandy coastline dotted with little resorts and fishing ports. A drive of less than an hour from this property will find you dipping your toes into the Atlantic.

On the ground floor of the main house is a spacious sitting room (33m<sup>2</sup>) with an open fireplace, a fitted kitchen/ dining room (22m<sup>2</sup>), laundry (which leads to the gîte), ground floor bedroom (13m<sup>2</sup>), a large family bathroom (11m<sup>2</sup>) and a separate WC.

Upstairs there are two further double bedrooms (28m<sup>2</sup> & 22m<sup>2</sup>), one of which has an ensuite shower room.

The property is suited to all year round use with central heating, wood burning stoves, double glazing and solar panels to heat the water. The septic tank is compliant with the latest standards.



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The gîte is a real bonus for family, friends or income. It comprises a ground floor, open plan kitchen/dining room/sitting room (31m<sup>2</sup>) with a wood burning stove, a double bedroom (17m<sup>2</sup>) and a mezzanine (possible office/sleeping area) with a shower room and WC.

The grounds are lawned with a number of established trees and shrubs. There are some outbuildings, a games room, garage and an above ground pool. There are local shops at La Caillère and Sainte Hermine which are both about 10 minutes by car. For a wider selection we would suggest a slightly longer drive to either Vouvant or Fontenay-le-Comte.

The cottage can be reached either by air to La Rochelle or by ferry from Portsmouth to Caen. A drive of about 4 hours from the port will find you at your front door!

Additional information:

- 4 bedrooms
- 3 bathrooms
- 2 reception rooms
- Habitable space of 208m<sup>2</sup>
- Plot size 2200m<sup>2</sup>
- DPE D
- Septic tank drainage (compliant)
- Central heating & wood-burning stove
- Neighbours nearby
- 10 minutes drive to shops
- 1 hour airport
- 1 hour to the beach
- 4 hours ferry port

Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.

Information on the risks to which this property is exposed is available on the Géorisks website:

### Commun

Chambres:	4
Salle de bains:	3
Pied carré fini:	208 m <sup>2</sup>
Dimesions du lot:	2200 m <sup>2</sup>

### Building details

Parking:	Oui
Outdoor Amenities:	Pool



## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PFYR-T185438/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T185438/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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