



## French Longere Style Property with Outbuildings



### Agent Info

Naam:	David Evans
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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 400,625.8

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Plaats:	Saint-Hilaire-des-Loges
Postcode:	85240
Geplaatst:	26-08-2024
Omschrijving:	

French Longere Style Property with Outbuildings, we present this set of real estate to you, including very good potential. Ensuring calm and a privileged setting taking advantage of the 8800 m2 of land and its pond. In Saint Hilaire des Loges.

- 1 minute from shops and amenities.

-10 minutes from Fontenay-le-Comte.

- 1 hour from La Rochelle Come and discover this stone farmhouse and its annexes which represents approximately 350 m2 of covered surface area.

This consists of:

- A farmhouse of approximately 190 m2
- A Guest Gite of approximately 40 m2
- A rental property of approximately 70 m2



- A bread oven of approximately 30 m2
- A cellar, a premises technique
- A chalet
- A cave with a natural spring
- A pond.

The department of Vendee is in the region of Pays de la Loire with the neighbouring Deux Sevres and Vienne departments set in the region of Poitou-Charentes.

Vendee is bordered by Deux Sevres to the west, Loire Atlantique and Maine et Loire to the north and Charente Maritime in the south. The Atlantic coast is to the east. The local culture is quite interesting if not similar to that of Deux Sevres, Maine et Loire and Brittany.

The department is the second most popular tourist area in France when it comes to the number of visitors, so B&B and Gite businesses are a good idea for instance. Rental opportunities are high in this area and property prices are reasonable.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Conditie: Good



## **Algemeen**

Slaapkamers: 6  
Badkamers: 3  
Lot Afmeting: 8800 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.039.904

