

Located in the Vendee Bocage close to the Deux
Sevres ...

Country House For Sale



Price: €157,500

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Saint-Mesmin Pays-de-la-
Loire, 85700

Located in the Vendee Bocage close to the Deux Sevres border near to Saint Mesmin, where there are shops and services, between the larger towns of Pouzauges and Cerizay. 75 minutes from the Vendee coast and La Rochelle. There is access to the airports of La Rochelle, Nantes and Poitiers in under 90 minutes. The house is in a hamlet nestling in a small pretty valley. A renovated detached house with surrounding gardens of about 3500m², which includes a large outbuilding of about 100m², which has its own separate vehicular access. Oil fired central heating and double glazing are installed.

Entrance into Kitchen/breakfast room. Spacious living room with granite fireplace and exposed beams. Utility/boiler room. Ground floor bathroom. WC. Stairs to 1st Floor Landing. Bedroom 1, Study area leading to 2 further bedrooms and a shower room with WC. Outside: Cellar . Stone outbuilding. Graveled courtyard and driveway. Large block built building with own access.

The sale price includes agency fees of 5% (150 000€ net price). The fees are paid by the buyer at the signing of the act of property.