

Architect house, 188 sqm of living space, built in ...

Country House For Sale



Price: €262,500

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: La Caillere-Saint-Hilaire Pays-de-la-Loire, 85410

Architect house, 188 sqm of living space, built in 2005, Style Retaise (isle of Re), very spacious, built with Terracotta blocks (very good insulation, natural stuff). Septic tank respecting the new norms.

An attractive garden laid partly to lawn and partly vegetable garden. Livestock pen. Barn 110m<sup>2</sup> and a shed 45m<sup>2</sup>.

Situated in a small hamlet 5mins from La Caillere where there are all shops and services. 20mins from Fontenay Le Comte and Ste Hermine. The motorway A87/A83 is within easy reach. 1h00 from La Rochelle Airport, 1h10 from Nantes Airport et 1h30 from Poitiers Airport. The Vendee coast is at 50 mn and the Puy du Fou theme park are 45mins drive.

Kitchen (23.26 sqm) with panoramic window overlooking the garden. Exposed timbers.

Living room 49.82m<sup>2</sup> with exposed beams and traditional woodwork. Wood burner and air conditioning.

Four large bedrooms arranged in two parts of the house:

Family area with three bedrooms, 2 (17.20 + 17.86 sqm) including dressing areas. Third bedroom measures 15.83m<sup>2</sup>. Family bathroom (5.32 sqm) with separate WC. Access onto patio.

Parental suite total of 25.49 sqm, comprising large bedroom, dressing area, shower room with WC and an Italian [walk-in] shower. Patio door leading to garden.

Utility area (13 sqm) with space for washing machine, dishwasher, food storage, etc. Heated Entrance hall (6.28 sqm) with cloakroom (2.23sqm), [wc and basin].

Superb views over surrounding countryside and the Hamlet.

The house is equipped with a 3 kW photovoltaic system producing approximately € 1,560 electricity / year consumption of the house: € 1,450.

Heating : Geothermic underfloor heating with three control points.

The house benefits from sun throughout the day. White stone terrace on the south side; an attractive patio separates the two bedroom sections and overlooks the living area. There are many attractive trees and shrubs.

The sale price includes agency fees of 5% (250 000€ net price). The fees are paid by the buyer at the signing of the act of property.

