

A FARMHOUSE, GITE, APARTMENT + 1.7  
ACRES. Mervent in the beautiful Vendee region.

Country House For Sale



Price: €332,800  
Bedrooms: 8  
Bathrooms: -  
M2 Living: -  
M2 Plot: -  
M2 Terrace: -  
Address: Mervent Pays-de-la-Loire,85200

A FARMHOUSE WITH A GITE AND APARTMENT + 1.7 ACRES. Near Mervent forest and river in the beautiful Vendee region.

Restored main house with double glazing throughout, oil central heating and septic tank. Ground floor : Fully fitted kitchen and dining area 18.40m<sup>2</sup>, Lounge with fireplace and wood burner 35.45m<sup>2</sup>, Dining room 11.50m<sup>2</sup>, Shower room and WC 4.25m<sup>2</sup>, 2 bedrooms 16.20m<sup>2</sup> and 13.30m<sup>2</sup>, en-suite shower room 5.85m<sup>2</sup>. 1st floor : Landing 4.35m<sup>2</sup>, 3 bedrooms 12, 10, 7.50m<sup>2</sup>, bathroom and WC 5.95m<sup>2</sup>.

Gite : open plan lounge / kitchen 23m<sup>2</sup>. 1st floor : 2 bedrooms 8 and 9.15m<sup>2</sup> and shower room with WC 3.10m<sup>2</sup>.

1st floor Studio apartment with open-plan kitchen/living/bedroom 20m<sup>2</sup>, separate shower room and WC 2.50m<sup>2</sup>. (Below is a Utility room 24.50m<sup>2</sup> which could easily be converted to extend this studio apartment).

Outbuildings : attached barn, workshop, 2 smaller outbuildings and a detached stone open-barn.

Stunning gardens extend to 6910 m<sup>2</sup> / 1.7 acres with a range of mature shrubs and trees, gravelled driveway and parking area and large paved terrace.

Close to the popular area of the Mervent forest in the stunning Vendee region. 10km to the town of Fontenay-le-Comte, 85200, 15km to the popular market town of Coulonges-sur-l'Autize 79160 and 65km to the coastal town of La Rochelle with regular flights to and from the UK and 3 hours to the ferry port of St Malo.

Price 332 800€ including agents fee of 4%, paid by the purchaser upon completion. 320 000€ net vendor.

Sold furnished, sizes approximative. Full description available upon request.

