

Superb stone house and gite with pool.

Country House For Sale



Price: €159,950

Bedrooms: 7

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

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

A superb opportunity to acquire a delightful property set in a small village near La Caillere Saint Hillaire, where there are local shops and within easy reach of several nearby towns with all shops. About an hour from the Vendee coast and 35 minutes from the Puy du Fou theme park. The property offers a 4 bedroom main house with 4 bath or shower rooms and attached is a 3 bedroom 2 bathroom Gite. In front of the property is a detached barn and old stable plus a further parking area. In the rear garden there is an in ground swimming pool. Total grounds of 2300m<sup>2</sup>.

Main house: Entrance into L shaped kitchen/breakfast room with fireplace, spacious dining room with exposed beams and fire place. Ground floor bathroom with bath and shower. Sitting room with access to the rear garden. Ground floor bathroom with en suite shower room. Stairs to First floor landing. Master bedroom with open plan bathroom. Bedroom with ensuite shower room. 3rd bedroom. Gite: Open plan kitchen dining room with sitting room area small room with original well. Ground floor bedroom and bathroom. Stairs from sitting room to First Floor Landing: 2 Double bedrooms, bathroom. Outside There is a rear patio for each property and shared gardens with in ground swimming pool, car port. Detached stone barn and outbuildings. Further parking area. Oil fired central heating. Double glazing, Fosse septique which conforms.

The sale price includes agency fees of 5% (152 333€ net price). The fees are paid by the buyer at the signing of the act of property.