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Spacious house with 2 apartments, barns and  
4200sqm, southern Vendee.

Country House For Sale



**Price:** €150,150

**Bedrooms:** 5

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Thire Pays-de-la-Loire, 85210

A spacious property including 2 apartments, various barns and over 1 acre, in the southern Vendee region.

200m2 of habitable area, Oil central heating, partly double glazed UPVC, Internet, telephone and Satalite TV connected.

Main house - same tiled flooring throughout.

ENTRANCE HALL 10m2, OFFICE 5.5m2, LOUNGE 35.60m2, KITCHEN 22.70m2, BOILER ROOM 7.20m2, UTILITY ROOM 13m2, DOUBLE GARAGE 65m2.

1st floor, via a wide oak staircase : LANDING 10m2, WC 1.5m2, BATHROOM 8.20m2, BEDROOM 10.80m2, BEDROOM 15m2.

Ground floor apartment, accessed from the main entrance hall:

Open-plan KITCHEN - LIVING ROOM 16.40m2, BEDROOM AREA 11.90m2, SHOWER ROOM and WC.

1st floor apartment, accessed from the 1st floor landing:

ENTRANCE HALL (with bunk beds) 6.2m2, KITCHEN - LIVING ROOM 21m2, BATHROOM 5.5m2 and WC. BEDROOM 17.60m2.

ATTACHED TO THE REAR OF THE HOUSE ARE 3 STONE BUILT BARNs approx 150m2.

CELLAR carved from natural stone, accessed by a stone staircase.

A DETACHED COTTAGE AND BARN 47m<sup>2</sup> in need of renovation. This had conversion permission - now expired.

A MASSIVE OPEN BARN 7.5m high in places, in need of restoration.

Grounds of 4200m<sup>2</sup> - over 1 acre.

The village has a sports ground, boules court, community centre, bar, church, nursery and school. A picturesque area ideal for cycling, dog walking and horse riding.

The village is 1 hour from La Rochelle 17000 and Nantes 44 which have airports with regular connections to the UK. It is less than an hours drive to the beautiful western coast at Les Sables-d'Olonne 85100 and La Tranche-sur-Mer 85360.

Fontenay-le-Comte 85200 is only 20 minutes and the small town of Sainte-Hermine 85210 is 5 minutes/4km with a market every Friday.

Price 150 150 euros including 5% agency fee, to be paid by the purchaser upon completion. 143 000 euros net vendor.

