RURAL 11TH CENTURY CHATEAU OOZING HISTORY WITH EXCELLENT EQUESTRIAN FACILITIES AND SET IN 4 HECTARES.

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PROPERTY FACT FILE

REFERENCE	A47079JDY85
PRICE	€ 689,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	495 m²
LAND	42600 m²
TOWN	Saint-Hilaire-des-Loges
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Activité équestre
CONDITION	Habitable, Good condition
FEATURES	Garage, Private parking, Barns - outbuildings

*Price based on current exchange rate which is subject to change

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- Renovated but with further potential
- Professional level equestrian facilities
- Rental and events possible
- Land and wood
- Excellent area for all things equestrian

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A beautifully presented home with exceptional equestrian facilities and business potential. Set in over 4 hectares this charming petit-château offers a combination of character, space and versatility.
Situated close to a popular village. Only 17 km from Fontenay-le-Comte, the former capital of the Vendée and

DESCRIPTION

A substantial and characterful property offering space, privacy, excellent equestrian facilities and genuine potential for further development — all in a desirable part of the Vendée.
Exceptional Equestrian Facilities
The property is particularly well suited to horse enthusiasts, with an impressive range of facilities including:
7 stables
Dedicated inside wash area
Tack room
Large 60 m x 20 m sports arena with sand and fibre surface
Paddocks
Mature woodland
Over 4 hectares of land in total.

The combination of accommodation, land and professional-style equestrian facilities makes this an unusually versatile property, equally appealing as a private family estate, equestrian centre or potential lifestyle/business venture.

The property is laid out as follows;
Ground floor.
From the front courtyard, the main entrance hall has a tiled floor and houses the stone staircase. It is the corner point of the L shaped buildings.
To the left is a utility/cloakroom (21 m²) which has an enclosed WC and a door to the rear garden.
Living room (41 m²) wooden floor and magnificent stone fireplace with wood burner. Large window with views over the paddocks and countryside.
Down a couple of steps to the tiled floor dining room (26 m²). Oak doors to the front and french windows leading to the rear.
Wow factor kitchen diner (43 m²). Oak units and a range style cooker with a stainless steel extractor fan. Island, fireplace with wood burner.
As with all of the rooms in this part of the house...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47079JDY85
COMPLETE FILE AND PHOTO ON REQUEST

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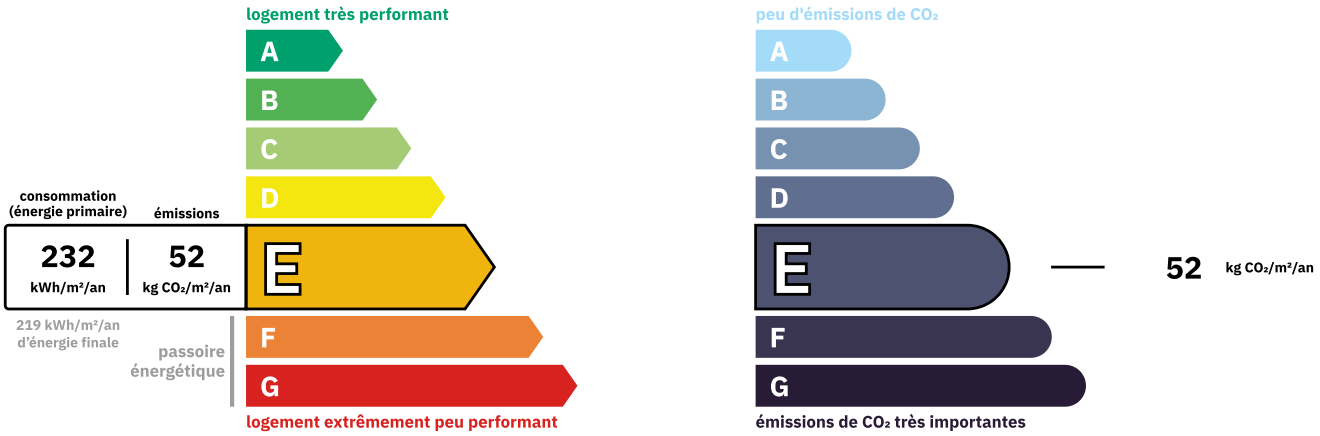
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 5830 € and 7950€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A47079JDY85

FILE COMPLETE AND PHOTOS ON REQUEST

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