



## Spacious and bright villa - garden 4000M2,

85200, Fontenay Le Comte, Vendée, Pays De La Loire

\* Available \* 5 Beds \* 2 Baths

36 Kms from Niort, 53 kms from La Rochelle (Historic Center and Airport) 117 Kms from Nantes, Very spacious and bright Architect's villa on magnificent wooded park and landscape. It offers an...

# €614,000

Ref: 75011154438

## Property Description

36 Kms from Niort, 53 kms from La Rochelle (Historic Center and Airport) 117 Kms from Nantes, Very spacious and bright Architect's villa on magnificent wooded park and landscape. It offers an area of approximately 359m<sup>2</sup> including a day area of over 100m<sup>2</sup> overlooking a spacious veranda of 30m<sup>2</sup> with indoor BBQ, remarkable view of the wooded park and swimming pool, 4 bedrooms, 2 of which have a shower room or bathroom. private bathroom, fitness room, office or guest bedroom. Upstairs a Mezzanine currently converted into an office. Double garage/workshop, technical room, garden shed. Several terraces with different orientations. Swimming pool 10X5. The property lends itself to a gite or bed and breakfast activity, 2 bedrooms with shower rooms have independent access and a 20m<sup>2</sup> veranda and a terrace. An exceptional property close to all amenities, crossing point to access many tourist and cultural sites in the region, Maris Poitevin, Mervent, Puy du Fou, La Rochelle / Ile de Re, Cote Vendeenne. DPE in improvement suite replacement of openings. Fees: 3% including tax including purchaser charge (€650,000 excluding fees) Commercial Agent

