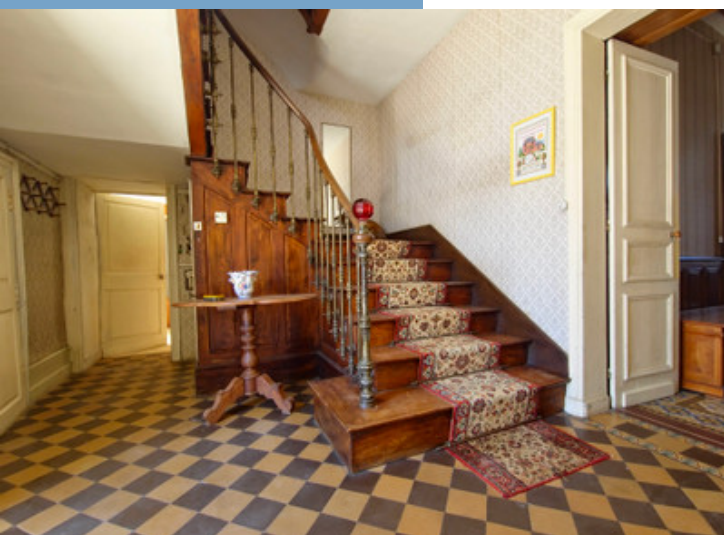




## 300 M<sup>2</sup> TOWN HOUSE AND GUEST HOUSE ON A 8000 M<sup>2</sup> PLOT OF LAND OUTBUILDINGS



300 M<sup>2</sup> TOWN HOUSE  
AND GUEST HOUSE ON A  
8000 M<sup>2</sup> PLOT OF LAND  
OUTBUILDINGS...



PROPERTY FACT FILE	
REFERENCE	A37604MGA85
PRICE	€ 535,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (509 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	300 m <sup>2</sup>
LAND	8000 m <sup>2</sup>
TOWN	Sainte-Hermine
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Land with CU, House
CONDITION	Habitable
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- history
- heritage
- gîte
- horses
- 

300 M<sup>2</sup> TOWN HOUSE  
AND GUEST HOUSE ON A  
8000 M<sup>2</sup> PLOT OF LAND  
OUTBUILDINGS...

Ref : A37604MGA85

I offer you this property steeped in history, dating from the 12th & 18th centuries, comprising a 189 m<sup>2</sup> town house, a 105 m<sup>2</sup> dwelling converted into a chapel, part of the ancient remains of the church of St Hermand, a 390 m<sup>2</sup> outbuilding with an upper floor, part of which was formerly a stable.

## DESCRIPTIF

This exceptional property, located in the heart of a dynamic town, will appeal to a new buyer thanks to its history, quality of construction, location and the privacy of the grounds, as well as its adaptability to a wide range of projects: events, gîte, large family home, restaurant, new construction...

Saint Jean-d'hermine is a growing community, located on the Nantes-Niort and Chantonnay-Luçon highways, 5 min from the A83 motorway, 25 min from La Roche-sur-Yon, 45 min from sandy beaches, 1 hour from La Rochelle (airport, TGV train station) and Nantes (airport, TGV train station).  
Shops and services within walking distance.

Additional information:

Maison Bourgeoise :

habitable, town gas central heating, collective sanitation

approximate surface area in m<sup>2</sup>:

entrance: 13.50

living room: 26

living room 2 / bedroom: 25

kitchen: 19

shower room: 5.80

kitchen or bedroom: 12

bedrooms: 15.50/23/23.50

bathroom: 6.50

attic: 109

cellar: 54

Chapel:

good condition, oil-fired central heating, collective drainage

approximate surface area in m<sup>2</sup> :

kitchen/living room: 19

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37604MGA85>

COMPLETE FILE AND PHOTO ON REQUEST



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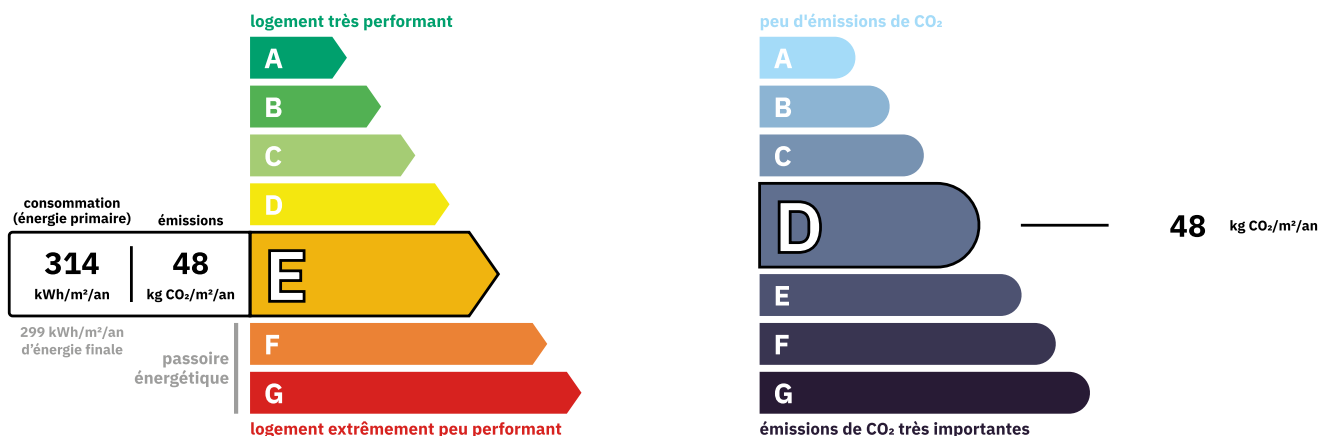


300 M<sup>2</sup> TOWN HOUSE AND  
GUEST HOUSE ON A 8000 M<sup>2</sup>  
PLOT OF LAND  
OUTBUILDINGS...

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

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## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between 3110 € and 4270€ for 2021

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A37604MGA85  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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