





A NOBLEMAN'S MANOR HOUSE DATING FROM 14TH CENTURY COMPLETE WITH TOWER AND STONE SPIRAL STAIRCASE

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PROPERTY FACT FILE

REFERENCE A39407DOW85

PRICE € 395,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 4

BATHROOM 2

ACCOMMODATION 272 m²

LAND 3659 m²

TOWN Marsais-Sainte-Radégonde

DEPARTMENT

LOCATION Village property

TYPE Maison de Vacances, Bed and

Breakfast, House

CONDITION

FEATURES Garage, Private parking, Barns -

outbuildings

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





- Restoration with locally sourced materials
- Mature wall-enclosed garden with year-round appeal
- Thick stone walls keep interiors cool in summer
- Historically rich house with provenance
- Situated in beautiful countryside extended views

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If history is your passion then this is the house for you! A remarkable fairytale manor house in the South-East Vendée. Dating from the 14th Century, it was once the residence of a nobleman and still carries all the splendour and hallmarks of its distinguished past. From the curved turret tower and sweeping stone staircase to arched doorways and

DESCRIPTION

Lying in a quiet hamlet near Marsais-Sainte-Radégonde, you will arrive at this beautifully modernised home, surrounded by almost 4,000m² of land and landscaped, stone-walled garden.

The house comprises:

Grand entrance hall to a fully fitted contemporary kitchen with garden views (34.9m^2), modern bathroom, two spacious living rooms; one with monumental fireplace (41.6m^2) and access to iconic curved turret tower with original stone staircase. To upstairs master bedroom (36.5m^2) with an en-suite bathroom, two further bedrooms and office/study (16.8m^2). Bedroom 4 (33.0m^2) is accessed from the main hallway via straight staircase..

There are a variety of outbuildings (313m²) - including vaulted stone cellar for wine storage, garage, sheds, workshop, boiler room housing the central heating system, all in good condition, new roof timbers.

Measurements are approximate.

Location and access:

The house enjoys a peaceful rural setting without feeling isolated. The nearest village, with everyday amenities is just a few minutes away (5km) and access to larger towns, such as the historical town of Fontenay-le-Comte 12km away, regional markets, and transport links easy (A83 being only 12 mins away). For fun and interest Puy de Fou, the Marais poitevin in proximity and the Vendée coast Les Sables d'Olonne is under an hour's drive. Swimming pool and hiking trails nearby, including part of the Compostela pilgrimage route. Approx. I hour to La Rochelle or Nantes intern...







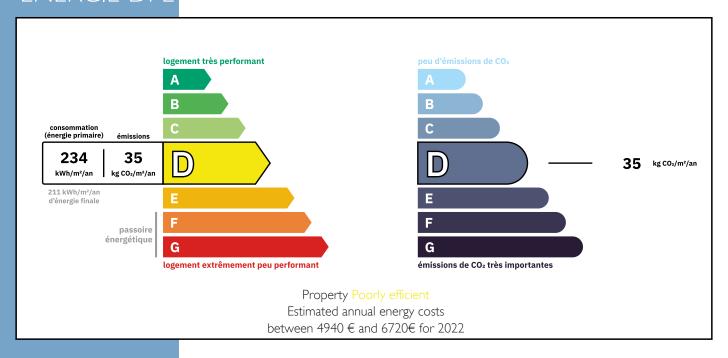
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A NOBLEMAN'S MANOR HOUSE DATING FROM 14TH CENTURY COMPLETE WITH TOWER AND STONE SPIRAL STAIRCASE Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

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