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3 bed centrally heated cottage

Small, manageable farm

20 minutes from the sea

Gardens surround the house

Enviably French lifestyle

DPE = contact the owner



Near Aizenay, Vendee
Ref: 10345

€250,000

This small farm/smallholding is situated close to the little market town of Aizenay which is around 25 kilometres from the coast and an hour from the important city of Nantes.

The property has a three bedroom cottage with a garden, facilities for breeding and rearing chickens and sheep, and a total of around 1.8 hectares of land and associated farm buildings. It offers a rare opportunity for someone wishing to own a manageable smallholding or dedicated poultry/small animal farm in this beautiful and accessible part of rural France.

COTTAGE *Habitable area = 182m²*

A 3 bedroom cottage with adjacent garden.

Ground Floor

On the ground floor are three bedrooms, a lounge, dining room with a fireplace, kitchen, office, a shower room, laundry and WC.

First Floor

The first floor has a large attic which has been converted into an open, comfortable space with carpet on the floor and wood panelling on the walls. It encompasses the entire length of the house and is a single, open room which can be used as a games room for children, big bedroom or as space for guests.

CHICKEN BREEDING FACILITIES *2800m² globally*

There are 3 commercial chicken rearing barns and associated facilities including feed hoppers.

ADDITIONAL BUILDINGS

2 hangers

Barn

Sheep rearing facilities

2 garages

LAND *The whole property measures 18000m²*

ABOUT THE AREA

The farm is located in the countryside of the Vendee, which is an important farming area in France. The local town of Aizenay has around 9000 inhabitants. A traditional market town it is a lively place with the usual facilities - schools, medical services, supermarkets, cinemas and recreational facilities at your service.

The farm is 20 minutes by car from the sea-side town of Saint Gilles Croix de Vie which is on the Atlantic coast and less than an hour from Nantes, one of France's largest cities which is sited at the mouth of the river Loire. Here you will find a comprehensive and cosmopolitan range of facilities and an international airport.

ADDITIONAL INFORMATION

Gas central heating

Habitable area = 182m²

Total land area = 18000m²

Nearest shops and services

The farm is 3km, or 10 minutes by car, from the nearest shops and services, supermarket, cinema, school, sports facilities...



To enquire about this property please contact info@frenchpropertiesdirect.com

www.frenchpropertiesdirect.com

These details do not form part of any contract and all measurements are approximate.