

FOR SALE IN VENDÉE – 20 MINUTES FROM PUY DU FOU

'CHATEAU DE L'HERMITAGE' – NINETEENTH CENTURY MANOR HOUSE AND SECOND HOUSE

ON A PARK AND EQUESTRIAN ESTATE OF 4+ HECTARES

STRONG POTENTIAL B&B, BED & BREAKFAST AND GITE(S)

€ 880 000 | WWW.MANOIR-HERMITAGE.FR

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PRESENTATION OF THE ESTATE:

Only 20 minutes from the famous Puy du Fou, nestled in a historic and unspoilt region of the Vendée ("Haut Bocage"), the estate known as "Château de l'Hermitage" (so named on the plaque of the 'George Simenon' route and the post cards of the region) in Saint-Mesmin is a family manor house on a human scale. It is an ideal equestrian estate for a family but also for a hospitality activity associated with the Puy du Fou: gîte(s), Bed & Breakfast, and "Welcome to the Château" style welcome.

This property has all the advantages of French chateau life, while combining modernity and practicality. It is located on the edge of the village, well protected by its neighbours, with access to the town's shops (including doctor, pharmacy, supermarket, bakery, town hall, post office, schools, etc.)

Key features:

- Castle on a human scale: A majestic and refined setting, offering all the necessary comfort for a castle life without the inconveniences (energy in particular but also maintenance) of large properties.
- Equestrian estate: 4+ hectare estate, with adapted and ready-to-use facilities.
- Swimming pool: Enjoy a quality outdoor area with a swimming pool, perfect for moments of relaxation, in a Mediterranean style setting with a large pine tree and views of the park (the pool has a large technical room).
- Garage: A spacious garage for the storage of your vehicles and equipment.
- A beautiful greenhouse-type room: An enclosed space for lunch in the summer or for growing your plants and vegetables.
- The estate also contains a caretaker's house or gîte: A separate dwelling (two-storey house with 3 bedrooms), ideal for guests or to generate monthly rental income (~700 euros per month) or as a gîte (~10,000 euros per year).



The Rooms of the Main Manor

Ground floor: kitchen; room with storage, fridge, washing machine/dryer; dining room with fireplace; entrance to the manor; living room ("English woodwork") with fireplace; 1 large bedroom with bathroom dressing room and fireplace; 2 toilets on the ground floor. Also: 1 greenhouse / summer room facing the pool; a storage room that connects to the garage.

1st floor: 1 master bedroom with bathroom (bath/shower); 1 bedroom with water point; 1 storage room/linen; 1 bedroom with a large bathroom (shower); 1 toilet (WC) for the first floor.

2nd floor: 1 newly fitted out chalet-style bedroom; 1 office; 1 room to be converted, 1 room with water point, storage areas

The Rooms of the 'Caretaker's House (or friends' house, or to rent for the year or as a gite)

Ground floor: kitchen, living room; garage.

1st floor: 1 master bedroom; Bathroom (shower), 2 more bedrooms.

Other buildings:

Technical room (swimming pool with toilet).

Large barn with 3 boxes and 2 rooms.

Horse shelter

Other horse boxes

1st floor: 1 master bedroom; Bathroom (shower), 2 more bedrooms.

The Advantages of the property:

- A privileged location in a quiet area, preserved in terms of security, very active in tourism and economic, and green.
- Only 20 minutes from Puy du Fou, offering easy access to one of the most visited tourist sites in France.
- Perfectly suited to family life but also to receptions or a charming accommodation project.

- Family or commercial equestrian activity ready to activate (5 horses).
- Modern comfort combined with the charm of a historic residence.

Come and live the dream of castle life with all the advantages of a protected area, while escaping the security, tax or energy disadvantages of large properties.

Sale price : 888 000 Euros ~

For more information contact us on 06 48 32 46 46 or by email at cdk@euclid.int

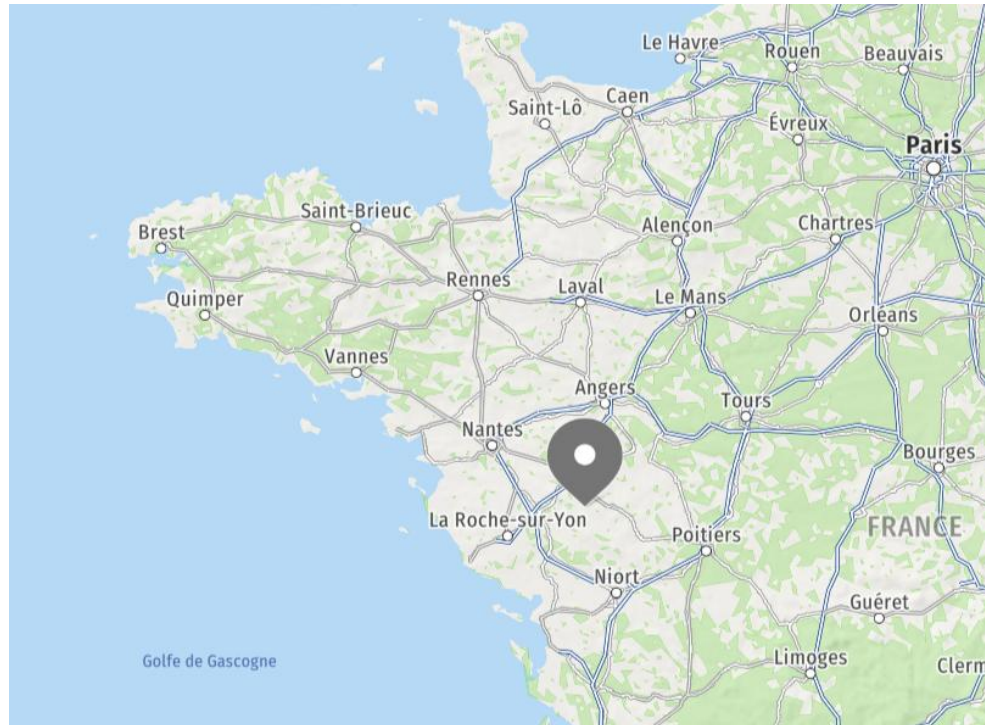


A: The Caretaker's House at #27

Localization:

- 29 (and 27) rue de l'Hermitage, 85700 Saint Mesmin

- 20 minutes from the Puy du Fou, between Pouzauges and Cerizay (all services)
- 1 hour from Nantes and 1 hour 15 minutes from Angers
- 35 minutes from Cholet (train station serving Paris Montparnasse in 2h30)





















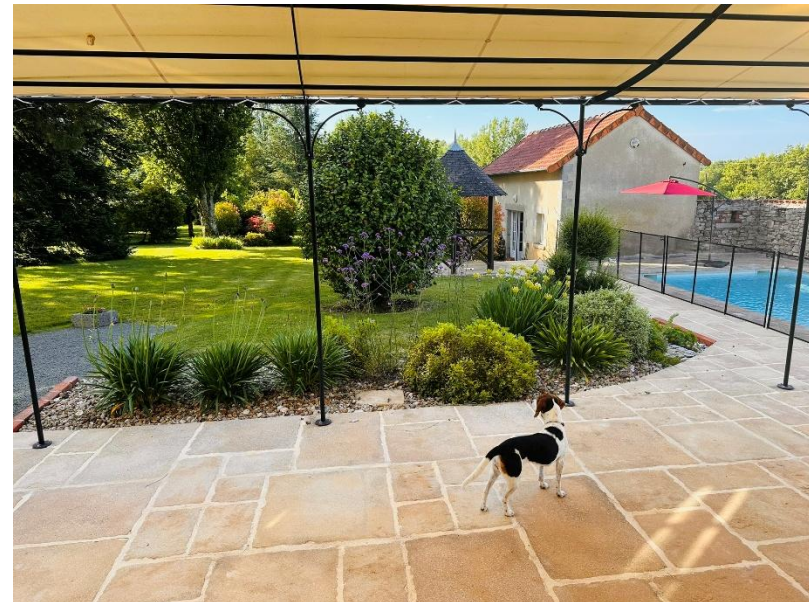




Figure B: Fireworks of the Fête de la Musique