

Rare property complex with two buildings offering 1150 m² of living space on a 8000 m² handicapped access.



INFORMATION

Town:	Chaillé-les-Marais
Department:	Vendée
Bed:	30
Bath:	5
Floor:	1150 m ²
Plot Size:	8094 m ²



IN BRIEF

This property is ideal for your project.

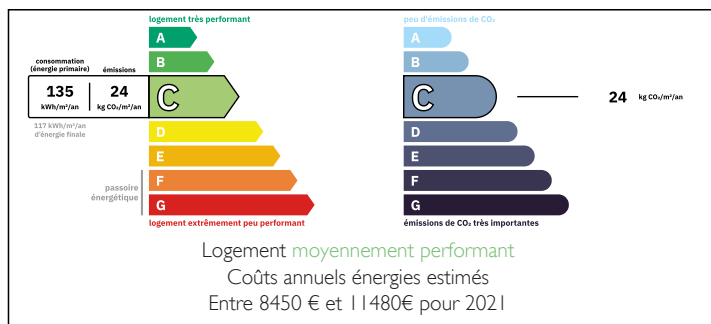
Located in a village in the heart of the Marais Poitevin with shops and services including: bakery, grocery store, restaurants, hairdresser, veterinarian, bank, doctors, pharmacy, post office...

20 min from Baie de l'Aiguillon

35 min from La Rochelle (TGV airport station)

40 min from the sandy beaches of the Vendée

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 5642 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This development comprises two independent buildings.

Access is via an electric gate and opens onto a paved courtyard providing access to paved parking lots with space for dozens of vehicles.

The first part is for residential use, and a gently sloping path leads to the partly walled gardens.

The first, built in 1772, covers 378 m². It comprises thirteen bedrooms with wash-hand basins, three shower rooms, one bathroom, two spacious kitchens, two reception rooms and rooms used as offices.

Most of the windows are double-glazed, but there are still some single-glazed windows (in the kitchen and utility room) and the bathrooms are aging.

- * oil-fired central heating
- * cellar
- * PMR ramp on first floor
- * recent roofing

The other, more recent building is an extension to an older structure built in 1993.

It offers 775 m² of living space, PMR access, elevator, 16 bedrooms with washbasins and WCs, a shower room and a room that can be converted into a bedroom or bathroom, two offices, one with a balcony, two reception rooms (63 and 85 m² divisible), a meeting room (28 m²). A professional kitchen is located on the upper first floor.

- * gas heating (propane tank)
- * double glazing
- * exterior insulation
- * fire and individual alarms in each room
- * smoke extraction
- * recent roofing, just over 10 years old
- * elevator