

Maillezais, farmhouse 155 m , 6 rooms, 3 bedrooms, with garage and outbuildings on land of 4690 m DPE D.

EXCLUSIVE



## INFORMATION

Town:	Maillezais
Department:	Vendée
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	4690 m2

## IN BRIEF

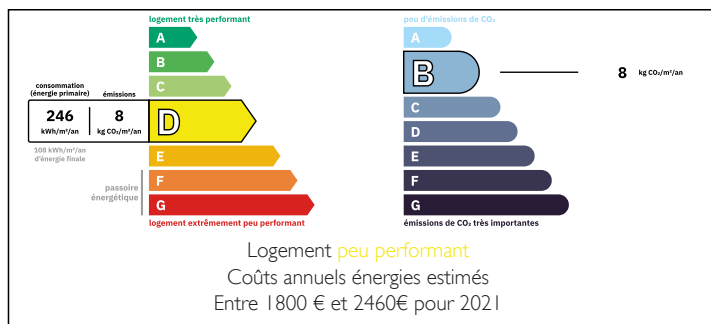
This property is located less than 2 km from the town of Maillezais. A village on a human scale, with local shops and services including: bakery, delicatessen, grocery store, banks, tobacconist's, post office, pharmacy, hairdressers, restaurants, elementary schools, playground, soccer pitch, community cinema, tourist office, harbor with typical Marais Poitevin boats.

15 min from Fontenay le Comte, 15 min from the A83 freeway, 30 min from Niort (TGV station), 45 min from La Rochelle (TGV station and airport) and one hour from sandy beaches.

The landscaped grounds with courtyard in front of the house are enclosed, with access to the garden behind.

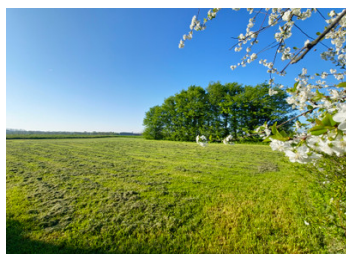


## ENERGY - DPE



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.



## DESCRIPTION

The property is an old farmhouse, comprising a dwelling, a barn, an old stable, a shed, a small house with courtyard and gardens.

The dwelling is built of limestone rubble, typical of the region, and comprises :

First floor:

Kitchen opening onto dining room with old bread oven (32 m<sup>2</sup>), utility room, living room with open fireplace (33 m<sup>2</sup>), WC, shower room.

First floor: landing leading to three bedrooms (21/15/12 m<sup>2</sup>), WC and bathroom.

An adjoining garage with an insulated, heated room above, with access hatch to the floor, which was used as a music studio (37 m<sup>2</sup>).

Outbuildings include: an old one-room house (18.50 m<sup>2</sup>) with adjoining courtyard (26.50 m<sup>2</sup>), an old cowshed (76 m<sup>2</sup>), a shed (100 m<sup>2</sup>) and a hangar extension (130 m<sup>2</sup>).

Ideal for professionals, craftsmen, farmers.

- \* approximate surface area in m<sup>2</sup>
- \* home connected to fiber optics
- \* alu double glazing
- \* terrace
- \* non-conforming sanitation
- \* extension possible

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES