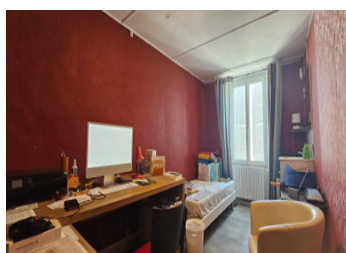
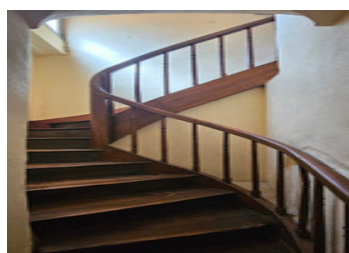
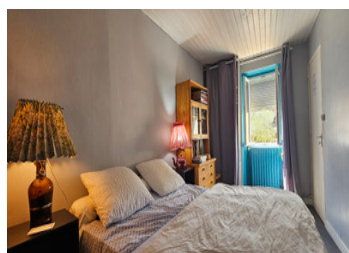
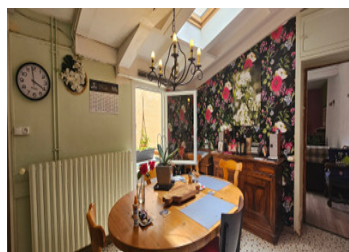


14-room building 376 m with commercial premises and 200 m of outbuildings in the heart of the Marais Poitevi



INFORMATION

Town:	Maillezais
Department:	Vendée
Bed:	8
Bath:	5
Floor:	376 m2
Plot Size:	728 m2



IN BRIEF

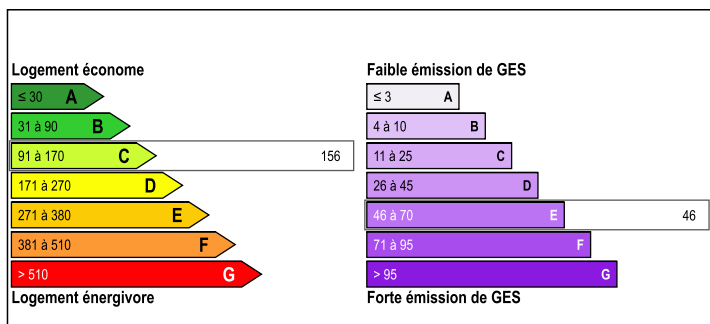
Located in the heart of the village, close to shops and services, this stone building comprises a business premises and a dwelling house.

Maillezais is a dynamic, tourist-oriented commune 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, port 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 the sandy beaches.

The commercial premises on the first floor comprise an entrance hall, a 48 m² room, another 27 m² room, a 22 m² kitchen (not equipped), storeroom,

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

- First floor: above the living room, a landing leading to two bedrooms (14/15 m²) and a shower room with WC. Then a corridor leading to 6 bedrooms (13/13/19/17/17/9.5/14/15 m²), two of which with en-suite shower rooms, one with WC, the other 3 with water points, and a shower and WC on the landing.

The property also includes a cellar, boiler room, shed, barn and small premises.

Set in 728 m² of enclosed grounds.

- oil-fired central heating (condensing boiler)
- wooden terrace
- double glazing
- collective sanitation (mains drainage)

This property is suitable for a wide range of projects: gite, bar-restaurant, store, liberal professions...

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

LOCAL TAXES

Taxe foncière: 865 EUR

Taxe habitation: EUR

NOTES