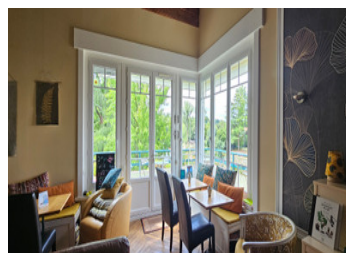
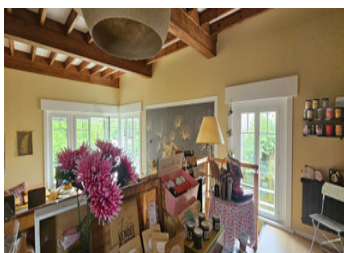


Charming property with exceptional views, 175 m , 4 bedrooms, access to the river with commercial activity.



## INFORMATION

Town:	Mareuil-sur-Lay-Dissais
Department:	Vendée
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	382 m2



## IN BRIEF

Located in the heart of the Vendée region, in the dynamic town of Mareuil sur Lay, a town with shops and services including restaurants, a supermarket, a bakery, two nursery schools, a leisure centre, a music school, childcare centres, including one for children with disabilities, two physiotherapists, two osteopaths and two home nursing centres, a florist, a wine merchant, and more.

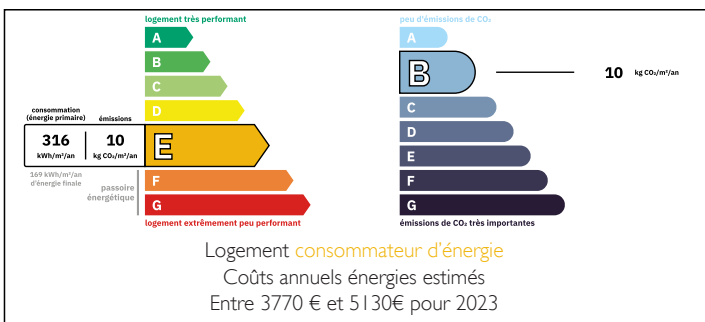
A very active association organises music and theatre performances throughout the year.

This property has magnificent views of the church, the château and the Lay river.

Commercial activities include a tea room, small group accommodation and guest rooms, which are currently being developed.

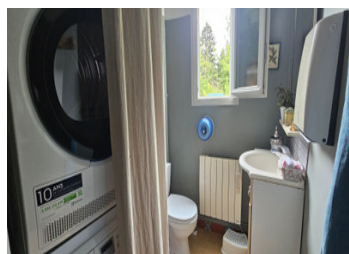
Mareuil sur Lay is located 12 min from Luçon, La Roche-sur-Yon 25 min the prefecture of the Vendée

## 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.



## DESCRIPTION

The property comprises:

Ground floor:

An entrance hall with cement tile flooring (19 m<sup>2</sup>), a toilet/laundry room (4 m<sup>2</sup>), a dining room with parquet flooring (18 m<sup>2</sup>), a fitted kitchen with parquet flooring (19 m<sup>2</sup>), a living room with parquet flooring (50 m<sup>2</sup>) and 4m high ceilings, with a balcony overlooking the Lay river (12 m<sup>2</sup>), a wood-burning stove, a platform for welcoming guests via a dedicated entrance and storage area, with storage space located under the platform. The garage (29 m<sup>2</sup>) with electric door adds practicality to this level.

Upstairs: a landing leading to four bedrooms (19/19/16 and 10 m<sup>2</sup>) and two shower rooms with WCs.

At garden level: a cellar, a summer kitchen, workshops and spaces that can be converted for a total area of 100 m<sup>2</sup>, access to the outside and the river.

Additional information:

Recent slate roofing with loft insulation.

Double-glazed windows with soundproofing.

Recent façade renovation.

Collective sanitation (mains drainage).

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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 foncière: 1655 EUR

Taxe habitation: EUR

## NOTES