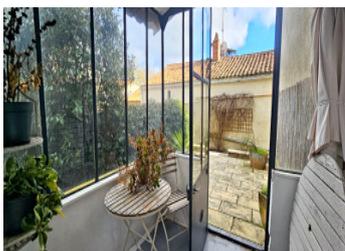


Beautiful 168 m Stone house with swimming pool, 3 suites South of Vendée - with enclosed garden.



INFORMATION

Town:	Marsais-Sainte-Radégonde
Department:	Vendée
Bed:	3
Bath:	3
Floor:	168 m2
Plot Size:	391 m2

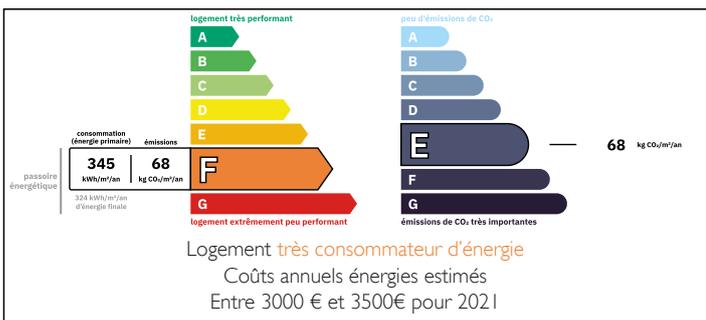


IN BRIEF

Just 5 minutes from L'Hermenault with its bakery, mini-market, and pharmacy, 10 minutes from the A83 (Nantes, Paris, Bordeaux), and 15 minutes from Fontenay-le-Comte, with its shops, restaurants, and services. La Roche-sur-Yon, Niort, the beaches, and Nantes are less than an hour away, offering the perfect balance between peaceful living and accessibility.

Built on three levels with a cellar, this charming house boasts views of the village bell tower and generous spaces, offering comfort, light, and authenticity. A wonderful place to live, perfect for welcoming your family or your future projects.

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

Cozy house with pool in Marsais-Sainte-Radegonde

Discover this beautiful family home nestled in a quiet, green setting, offering comfort, bright spaces, and pleasant outdoor areas. The enclosed property, accessible via a metal gate, has three terraces, including a wooden one around the pool, perfect for enjoying sunny days.

On the ground floor, the bright 11 m² entrance hall opens onto a welcoming 25 m² living room with parquet flooring and an open fireplace, ideal for convivial evenings. The spacious 24 m² fitted kitchen, which opens onto the dining room, is equipped with a Jotul wood stove, creating a warm and friendly atmosphere. A 10.70 m² utility room/laundry room, a pantry, and a toilet with washbasin complete this level and provide access to a 5.20 m² veranda, a 16 m² outdoor terrace, and a 35 m² courtyard.

On the first floor, a 13 m² landing that can be converted into an office leads to two master suites and a dressing room:

Suite 1: 17 m² bedroom with shower room and toilet

Suite 2: 18 m² bedroom with 11 m² bathroom, bathtub, shower, and toilet

The second floor, under the eaves, offers a bright 36 m² space, with a 5 m² shower room with toilet, ideal for an additional bedroom, office, or playroom.

A cellar under the house provides convenient storage space and houses the boiler and fuel tank.

Technical characteristics:

PVC double glazing for all windows

Mains drain

LOCAL TAXES

Taxe foncière: 714 EUR

Taxe habitation: EUR

NOTES