

Maison de Maitre near Fontenay le conte and La Rochelle



INFORMATION

Town:	Saint-Sigismond
Department:	Vendée
Bed:	2
Bath:	2
Floor:	116 m ²
Plot Size:	2065 m ²

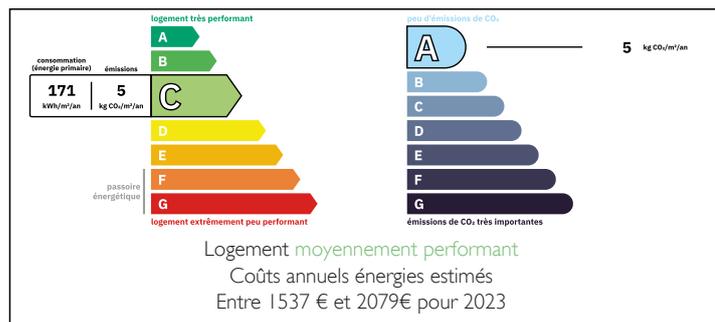


IN BRIEF

19th-century bourgeois residence in the heart of the Marais Poitevin, combining period charm with modern comfort. Built in stone, with a slate roof and traditional dormer windows.

The fully renovated ground floor (116 m²) features a bright living area, a fully equipped kitchen with a new bread oven, 2 bedrooms, a utility/laundry room, one bathroom, one shower room and a separate WC. A functional cellar including a technical room and wine storage.

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

Upstairs, the partly insulated attic offers great potential for conversion, with the possibility of creating up to 4 additional bedrooms, showcasing exposed traditional timber framing.

Excellent energy performance thanks to double-glazed windows, an air heat pump, solar hot water production and efficient insulation.

Set on a 2,065 sqm plot, the property also includes a large metal hangar, a workshop, an orchard and a small fish pond.

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