

Former farmhouse 3 beds 2 bathrooms with large garden and outbuildings, set in a peaceful location



## INFORMATION

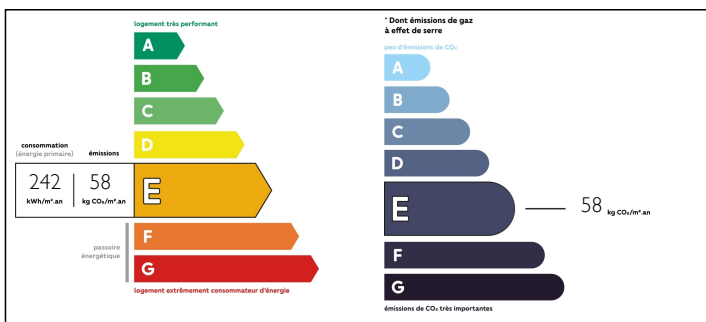
Town:	Marillet
Department:	Vendée
Bed:	3
Bath:	2
Floor:	182 m2
Plot Size:	4809 m2

## IN BRIEF

Discover this charming hamlet property at the end of a long, private driveway. Conveniently situated between La Châtaigneraie (13km), L'Absie (10km), and Coulonges (12km) for most amenities, with the larger town of Fontenay le Comte just 22km away. The airport and beaches at La Rochelle are only 77km. A tranquil haven with easy access to everything you need.



## 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

Step into this charming house that offers a perfect blend of rustic elegance and modern potential. As you enter through the gated entrance, you'll be captivated by the sprawling lawn adorned with mature trees and a small pond with its very own island.

The interior of this inviting home boasts a well-thought-out layout, featuring a cosy kitchen (15m<sup>2</sup>) and a delightful dining room (16m<sup>2</sup>) to entertain your guests. The spacious lounge (24m<sup>2</sup>), complete with a warm fireplace, is the epitome of comfort and relaxation. Retreat to the lovely bedroom (13m<sup>2</sup>), or head to the sun room (43m<sup>2</sup>) with abundant natural light pouring through its windows, providing a refreshing connection to the beautiful garden. There is the added benefit of a shower room (6m<sup>2</sup>). For the practical minded there is a utility room (12m<sup>2</sup>) having the oil fuelled boiler plus a generous pantry (28m<sup>2</sup>) with a storage room over,

Discover the upper floors through two separate sets of stairs, one leading to a mezzanine storage area and a generously-sized bedroom (23m<sup>2</sup>) with its own sink. Ascend the other to find a landing (6m<sup>2</sup>), accompanied by a relaxing bedroom (13m<sup>2</sup>) and a bathroom (6m<sup>2</sup>) fitted with a bath.

The exterior of the property is equally captivating, boasting a garage (23m<sup>2</sup>), outbuildings (5m<sup>2</sup>, 24m<sup>2</sup>), cowshed (45m<sup>2</sup>) and a versatile barn (55m<sup>2</sup>) currently utilized as an art room, but brimming with potential for your creative visions.

Though some updating may be required, this enchanting house already holds all the...

## LOCAL TAXES

**Taxe foncière: 336 EUR**

## NOTES