

Beautiful 152 m2 stone farmhouse in Maillezais, renovated, 4 bedrooms, on 1220 m of enclosed land.



## INFORMATION

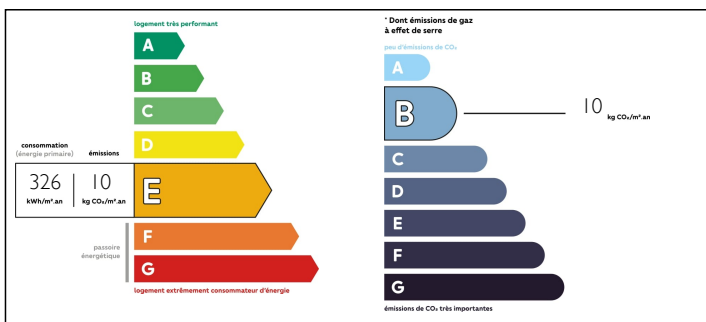
Town:	Maillezais
Department:	Vendée
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	1220 m2

## IN BRIEF

In Maillezais, in a locality known as "lieu-dit", beautiful 152m<sup>2</sup> stone farmhouse tastefully renovated. First floor: fitted and equipped kitchen a fitted and equipped kitchen opening onto the living room with pellet stove, a sitting room with fireplace, a shower room, a toilet, a storeroom and a room that could be used as an office. First floor: corridor leading to 3 bedrooms, one with built-in cupboard, a fourth bedroom with shower room and WC. Outside: enclosed, landscaped garden of 1220m<sup>2</sup> with motorized gate, well, outdoor water supply, garage and shed.



## 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

Lovely opportunity in the heart of the Marais Poitevin, this farmhouse is located in the commune of Maillezais,

Maillezais is a welcoming tourist commune, with a full range of services and shops: bakery, butcher's, mini-market, restaurants, pharmacy, medical center, florist, hairdresser, banks, post office, cab..

Located 15 km from Fontenay le Comte and the A83 motorway, 25 km from Niort and 45 km from La Rochelle.

Approximate surface area:

Kitchen and living room: 32m<sup>2</sup>.

Living room: 23m<sup>2</sup>

2 Bathrooms: 7.41m<sup>2</sup> and 4.45m<sup>2</sup>

Bedroom 1: 12.50m<sup>2</sup>

Bedroom 2 : 14,37 m<sup>2</sup>

Bedroom 3: 9,42m<sup>2</sup> (9.42m<sup>2</sup>)

Bedroom 4: 19,80m<sup>2</sup> (19.80m<sup>2</sup>)

Storeroom: 4.73m<sup>2</sup> (4.73m<sup>2</sup>)

Study: 6,86m<sup>2</sup> (6.86m<sup>2</sup>)

Storeroom: 5m<sup>2</sup> (5m<sup>2</sup>)

Garage: 25,64m<sup>2</sup> (25.64m<sup>2</sup>)

Courtyard: 25,65m

## LOCAL TAXES

Taxe foncière: **644 EUR**

## NOTES

Septic tank not compliant

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