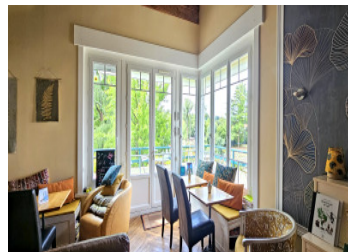
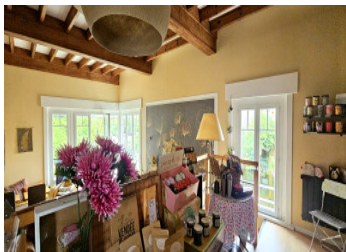
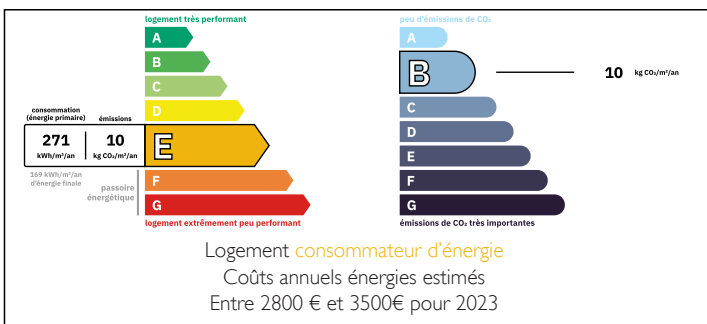


Charm and exceptional views: 175 m property, 4 bedrooms, river access and activity



## ENERGY - DPE



## INFORMATION

Town:	Mareuil-sur-Lay-Dissais
Department:	Vendée
Bed:	4
Bath:	2
Floor:	175 m <sup>2</sup>
Plot Size:	382 m <sup>2</sup>

## IN BRIEF

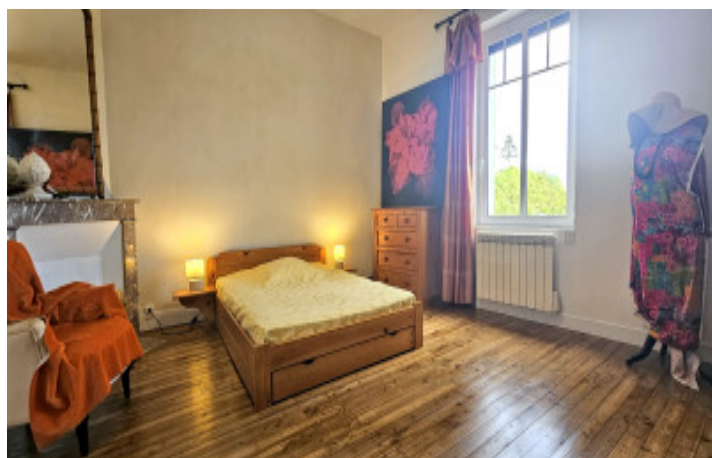
Ideally located in a dynamic community, this property enjoys a convenient and pleasant living environment. Mareuil-sur-Lay offers all essential shops and services: restaurants, supermarket, bakery, nursery schools, leisure center, music school, care homes (including one for children with disabilities), physiotherapists, osteopaths, home nurses, florist, and wine merchant.

The cultural life is also rich thanks to a very active local association that offers music and theater performances throughout the year.

In terms of accessibility, Mareuil-sur-Lay is located just 12 minutes from Luçon (a town of 10,000 inhabitants with a train station and high schools), 25 minutes from La Roche-sur-Yon, 40 minutes from sandy beaches, 50 minutes from Les Sables-d'Olonne, and 1 hour from La Rochelle and Nantes, both served by TGV high-speed trains and

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.



## LOCAL TAXES

**Taxe foncière: 1 655 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Exceptional property with panoramic views of the church, castle, and Lay River

Located in the heart of a charming historic setting, this property offers breathtaking views of the church, castle, and Lay River. It benefits from a growing commercial activity, including a tea room, small group accommodation, and guest rooms, offering unique potential for investors or tourism projects.

On the ground floor, the spacious entrance hall with cement tile flooring (19 m<sup>2</sup>) leads to a toilet/laundry room (4 m<sup>2</sup>), an elegant dining room (18 m<sup>2</sup>) and a fitted kitchen (19 m<sup>2</sup>). The bright living room (50 m<sup>2</sup>), with parquet flooring and 4 m high ceilings, opens onto a balcony offering a direct view of the Lay. The space is completed by a wood-burning insert with five ventilation outlets, a platform for welcoming guests, cleverly integrated storage space under the platform, and a practical 315 ft<sup>2</sup> garage with an electric door.

Upstairs, the landing leads to four comfortable bedrooms (19, 19, 16, and 10 m<sup>2</sup>) and two bathrooms with toilets, offering bright and functional sleeping areas.

On the garden level, a cellar, summer kitchen, workshops, and modular spaces totaling 100 m<sup>2</sup> allow for a multitude of layouts, with direct access to the outdoors and the river, ideal for entertaining or leisure activities.

Features and amenities:

New slate roof and attic insulation

Soundproof double-glazed windows

Recently renovated facade

Public sewer system