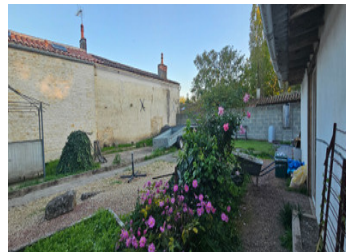


Maillezais stone property for renovation 7 rooms 173 m possibility of creating 2 houses

EXCLUSIVE



INFORMATION

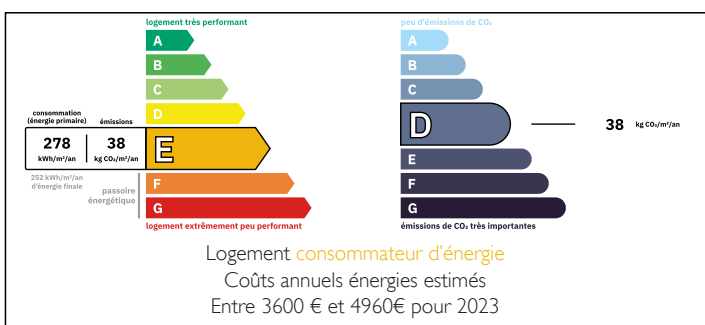
Town:	Maillezais
Department:	Vendée
Bed:	3
Bath:	1
Floor:	185 m2
Plot Size:	517 m2

IN BRIEF

I am offering this property located in the center of the town of Maillezais. A tourist town on a human scale, with local shops and services including: bakery, delicatessen, grocery store, banks, tobacconist, post office, pharmacy, hairdressers, restaurants, pizzeria, elementary schools, playground, soccer field, community cinema, tourist office, and the port with its typical Poitevin marsh boats.

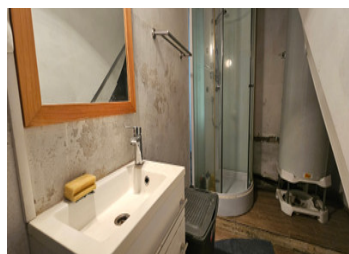
It is 15 minutes from Fontenay le Comte, 15 minutes from the A83 motorway, 30 minutes from Niort (TGV station), 45 minutes from La Rochelle (TGV station and airport) and one hour from the sandy beaches.

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

The property consists of two former dwellings with separate entrances, a courtyard, and an enclosed garden with a workshop.

The houses were built using limestone rubble typical of the region and comprise:

On the ground floor:

an entrance hall with corridor, living room with old fireplace, kitchen, shower room, toilet, dining room and the other house connected to a room with a wood stove, street access and small courtyard.

Upstairs, a landing leading to three bedrooms, a toilet and the other house with access to a room with a shower cubicle.

The property is completed by a closed workshop, a courtyard and garden.

Ideal for first-time buyers or as a tourist gîte.

* Approximate surface areas in m²

kitchen: 8.85

living room: 24.50

dining room: 22.80

shower room: 4

toilets: 3

room with wood stove: 33

bedroom 1: 12

bedroom 2: 13.70

bedroom 3: 9.80

room with shower: 33

Workshop: 24

* Fiber optic connection available

* Double glazing and single glazing

* Communal sewerage system (mains drainage)

* Gas central heating not connected but installation present, therefore mandatory energy performance rating classified as E.

NOTES