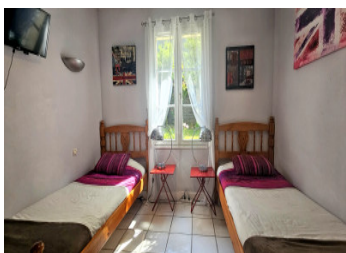


Stone house with pool, 5 bedrooms, and outbuildings on a fenced lot of 1,608 m – DPE C



INFORMATION

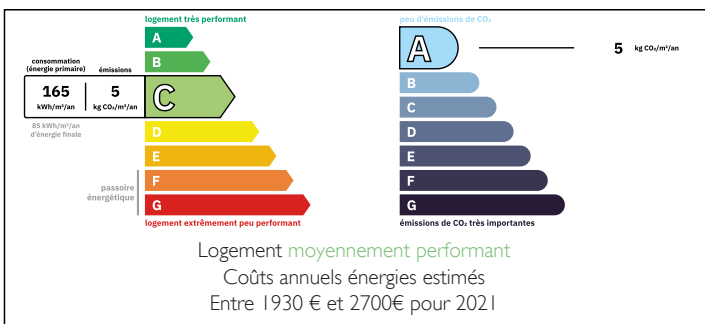
Town:	Rives-d'Autise
Department:	Vendée
Bed:	5
Bath:	2
Floor:	168 m ²
Plot Size:	1608 m ²

IN BRIEF

Located in Nieul-sur-l'Autise, a charming and vibrant town designated a "Petite Cité de Caractère," this property enjoys a pleasant setting with numerous local shops and services: a bakery and pastry shop, a butcher shop, a mini-market, farm stands, a hair salon, a restaurant, an elementary school, doctors, a pharmacy, a post office...

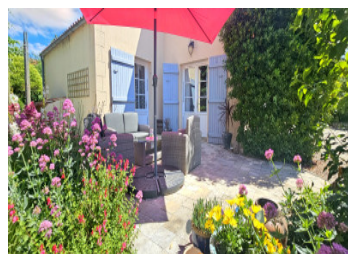
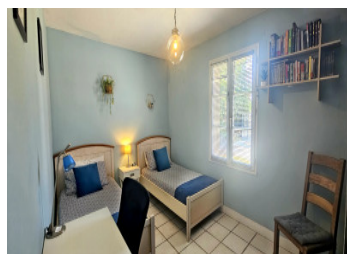
Highly regarded for its quality of life and tourist appeal, the town is particularly charming for its royal abbey and watermill. Ideally located, it is just 15 minutes from Fontenay-le-Comte, 25 minutes from Niort and its TGV station, 5 minutes from the A83 highway, and about 1 hour from Nantes and La Rochelle (TGV station and airport).

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

Located in a quiet and pleasant setting, this property offers an ideal living environment for a family seeking space and comfort. With excellent natural light, it charms with its bright, open spaces and carefully landscaped outdoor areas.

On the ground floor, you'll find a spacious, bright living area of approximately 57 m², featuring an open kitchen and a cozy living area with a fireplace equipped with a wood-burning stove. Adjacent to this, a 13.50 m² utility/laundry room offers separate access to the outdoors. The ground-floor sleeping area features two bedrooms with built-in closets, a bathroom, and a separate toilet.

Upstairs, a mezzanine leads to an 8.75 m² office and three bedrooms (14.80 m², 12.65 m², and 9.80 m²), two of which share a walk-in closet. A bathroom with a toilet completes this level.

Outside, the landscaped and fully enclosed 1,608 m² lot offers beautiful spaces for relaxation and socializing. The property features three ideally situated terraces:

a 40 m² terrace by the pool,
a 23 m² west-facing terrace accessible directly from the living room,
and a third 19 m² terrace located near the outbuilding and equipped with a pizza oven.

The outbuildings round out the property:

a first outbuilding converted into a game room with an open fireplace, featuring additional storage space (28 m² and 13 m²),
a second outbuilding with a lean-to (7.70 m² and 4 m²).

The charming façade, enhanced by a magnificent wisteria, the well-tended flower beds, and the superb tree-lined garden give this property a warm and authentic atmosphere.

LOCAL TAXES

Taxe foncière: 1269 EUR

NOTES