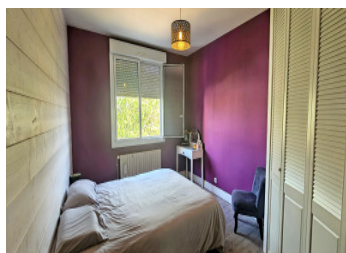
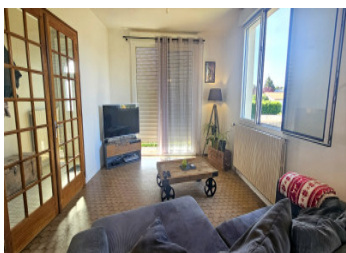
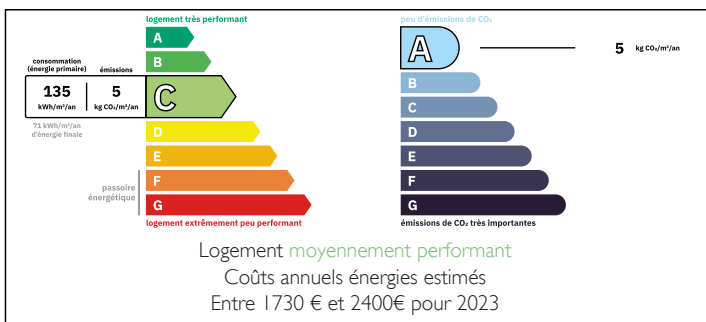


Maillezais – 119 m house, 3 bedrooms, elevator, basement, 775 m

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Maillezais
Department:	Vendée
Bed:	3
Bath:	1
Floor:	119 m2
Plot Size:	775 m2

IN BRIEF

Located in the heart of the village of Maillezais, a charming tourist town in the Marais Poitevin, this property enjoys a pleasant setting with all shops and services within walking distance: a bakery, grocery store, pharmacy, banks, restaurants, schools, a playground, a community movie theater, and a marina.

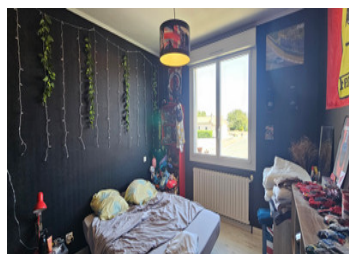
Ideally situated, it is just 15 minutes from Fontenay-le-Comte and the A83 highway, 30 minutes from Niort (TGV station), 45 minutes from La Rochelle (TGV station and airport), and 1 hour from the beaches of the Vendée.

The house, which has a basement, features on the first level an entryway, a living room with a balcony, a kitchen, a dining room, three bedrooms, a bathroom, and a half-bath.

On the garden level: a garage with an electric gate, a boiler room/laundry room, a utility room, a cellar, a

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

Additional Information:

Approximate square meter measurements:

Entrance: 6.50
Kitchen: 11.80
Living Room: 30.80
Dining Room: 20
Bedroom 1: 13
Bedroom 2: 10
Bedroom 3: 9.70

Garage: 48
Boiler room: 30
Cellar: 5.10
Pantry: 12.50
Workshop: 20

Courtyard: 13

Built in the 1970s.

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

NOTES