

Maillezais, farmhouse 155 m , 6 rooms, 3 bedrooms, with garage and outbuildings on land of 4690 m DPE D.



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Maillezais |
| Department: | Vendée     |
| Bed:        | 3          |
| Bath:       | 2          |
| Floor:      | 155 m2     |
| Plot Size:  | 4690 m2    |



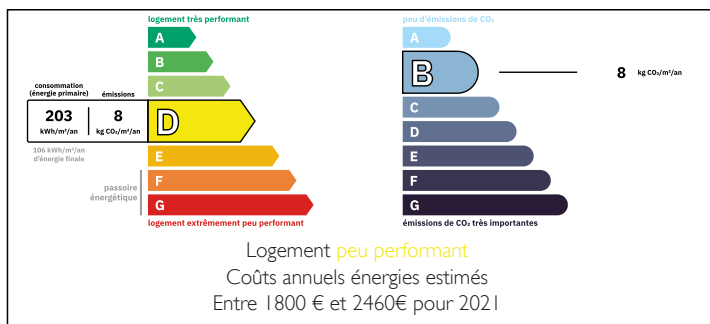
## IN BRIEF

I am offering this charming farmhouse located less than 2 km from the heart of the village of Maillezais, a small community offering all local shops and services: bakery, delicatessen, grocery store, banks, tobacconist, post office, pharmacy, hairdressers, restaurants, schools, playground, soccer field, community cinema, tourist office, and the typical port of the Marais Poitevin with its traditional boats.

The property is ideally located: 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 only 1 hour from the sandy beaches.

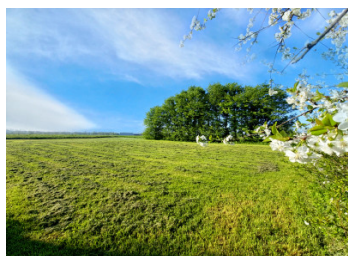
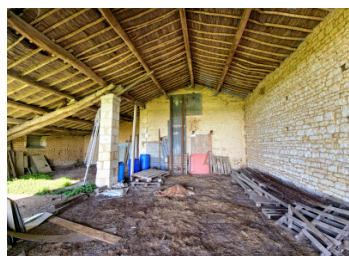
The landscaped grounds are enclosed, with a welcoming courtyard at the front and an accessible garden at the rear, offering a pleasant and secure living environment.

## 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

This property is a traditional old farmhouse, comprising a main house, a barn, an old stable, a shed, a small house with a covered courtyard, and landscaped gardens.

The main house, built from limestone rubble typical of the region, offers an authentic and warm setting:

On the ground floor:

Kitchen opening onto the dining room with an old bread oven (32 m<sup>2</sup>)

Utility room

Bright living room with open fireplace (33 m<sup>2</sup>)

Shower room and toilet

Upstairs:

Landing leading to three bedrooms (21 / 15 / 12 m<sup>2</sup>)

Bathroom and toilet

An adjoining garage has a separate, heated room above (37 m<sup>2</sup>), formerly used as a music studio, with a trapdoor to the floor.

The outbuildings include:

An old one-room house (18.5 m<sup>2</sup>) with adjoining covered courtyard (26.5 m<sup>2</sup>)

A 76 m<sup>2</sup> barn suitable for renovation

A 100 m<sup>2</sup> shed

A 130 m<sup>2</sup> hangar extension

This property offers great potential for a professional practice, craftsmen, or farmers, with the possibility of extension.

## NOTES