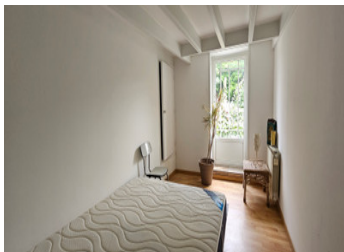


Marais Poitevin Longère 270 m , 5 bedrooms, swimming pool 11x5m, land of 4632 m partly constructible.



INFORMATION

Town:	Chaillé-les-Marais
Department:	Vendée
Bed:	5
Bath:	2
Floor:	229.14 m ²
Plot Size:	4632 m ²



IN BRIEF

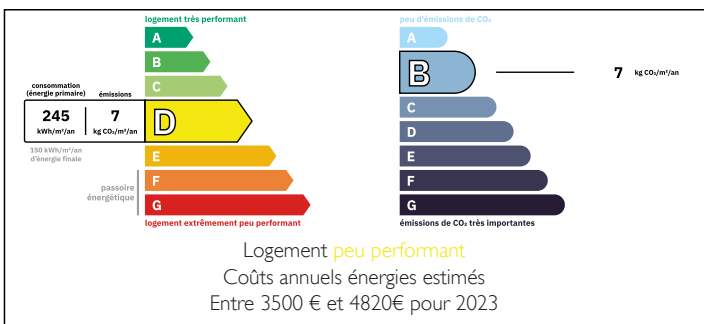
I offer you this property located in Chaillé les Marais, a commune with several shops and services: bakery/pastry shop, grocery store, restaurants, bank, doctors, pharmacy, veterinary surgeon, fuel station, post office...30 minutes from La Rochelle and 40 minutes from the Vendée beaches.

The farmhouse comprises :

- first floor:
spacious living room (58 m²) with wood-burning insert and access to the veranda, bathroom and WC, dining room (33 m²) with wood-burning stove and direct access to the pool, fitted kitchen (25 m²), 3 bedrooms (12/14 m²) including a master suite with shower room (20 m²), storeroom and WC.

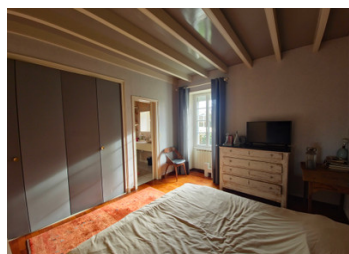
Upstairs, a landing leads to a mezzanine (30 m²) and 3 bedrooms (12/13/15 m²).

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

Additional information:

Part of approx. 2000 m² is constructible.

Individual septic tank not compliant

Housing connected to fiber optics

Well

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

LOCAL TAXES

Taxe foncière: 2200 EUR

NOTES