

Property with gites, 314 m, heated pool, and outbuildings on 4,000 square meters in Saint-Valérien, Vendée



INFORMATION

Town:	Saint-Valérien
Department:	Vendée
Bed:	9
Bath:	8
Floor:	314 m2
Plot Size:	4000 m2

IN BRIEF

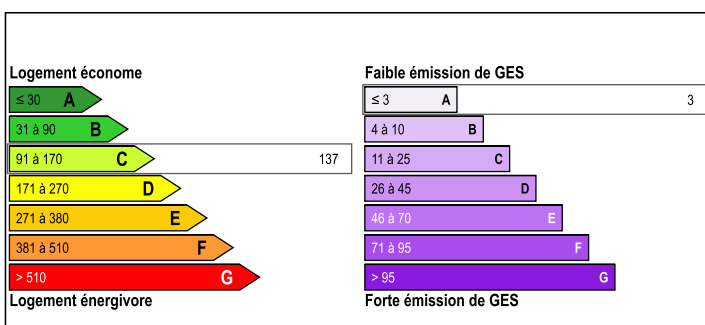
Located in Saint-Valérien, in the heart of the Vendée region, this property enjoys a quiet, green setting within a charming village. The village features a community café, while the neighboring town offers a wide range of shops and services: a bakery, a convenience store, a pharmacy, a bank, a school, an auto repair shop, and more.

Ideally situated, the property is just 15 minutes from Fontenay-le-Comte, a historic town offering all amenities (hospital, bus station, movie theater, swimming pool, hypermarkets, doctors, market...). Niort and its TGV station are accessible in 50 minutes, while the beaches and La Rochelle (TGV station and airport) can be reached in about 1 hour.

The complex consists of a main residence, two guesthouses, and spacious outbuildings, offering a total of 9 bedrooms and 8 bathrooms. Set on approximately 4,000 m² of land, the property also...

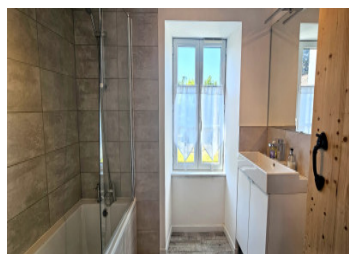


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES

DESCRIPTION

Property Layout

The property consists of three cottages, which have been in operation for 20 years; each cottage has its own private patio and pergola.

Farmhouse comprising a main residence and an adjoining guesthouse:

Main House – 121 m² – Energy Efficiency Rating: D

Ground Floor:

Fitted and equipped kitchen opening onto a dining room (29 sq ft) with pantry and wood-burning stove, living room (22 sq ft) with wood-burning stove, shower room, and toilet.

First floor:

Landing leading to a bedroom with shower room and toilet (18 sq ft), a second bedroom (15 sq ft), a bathroom, and a toilet.

Adjacent cottage that can be connected – 85 m² – Energy Rating C

Ground floor:

Living room (25 m²) with wood-burning stove, fully fitted and equipped kitchen (15 m²), shower room with toilet, utility room.

First floor:

Landing leading to three bedrooms (12 m² / 12 m² / 11 m²) and a bathroom with toilet.

Detached cottage – 106 m² – Energy rating C

Ground floor:

Fitted and equipped kitchen opening onto a spacious living room (52 sq ft), shower room with toilet.

First floor:

Hallway leading to three bedrooms (17 sq ft / 13 sq ft / 10 sq ft), one of which has a private shower room and toilet, as well as a bathroom with toilet.

Outbuildings