LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44920MGA85 Price: 339 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (320 000 EUR without fees)

Saint-Valérien: Renovated 265 m property 4-stars guesthouses, a swimming pool, and 3,436 m land.&

EXCLUSIVE







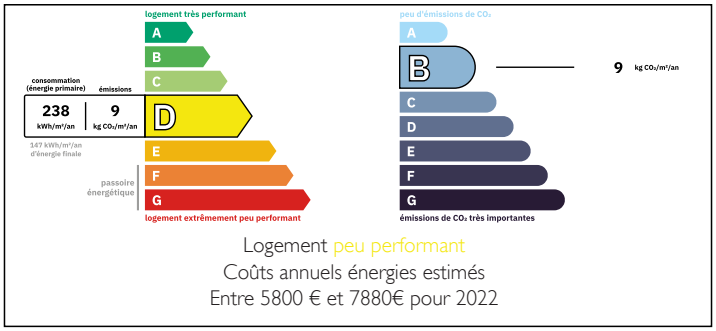








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5800 € et 7880€ pour 2022

INFORMATION

Town:	Saint-Valérien
Department:	Vendée
Bed:	5
Bath:	5
Floor:	265 m2
Plot Size:	3436 m2

IN BRIEF

Located in Saint-Valérien, in the heart of the Vendée region, this property enjoys a peaceful, green setting within a charming village that features a community café. The neighboring town offers all the shops and services you need for daily life: a bakery, a convenience store, a pharmacy, a bank, a school, an auto repair shop, and more.

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

The property comprises a main house as well as two guesthouses with private areas, offering a total of 5 bedrooms. Set on a fenced-in lot of...

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.

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LOCAL TAXES

Taxe foncière: **1156 EUR**

NOTES

DESCRIPTION

This immaculately maintained property consists of a main residence and two independent guesthouses, offering an ideal setting for a tourism business or a family project.

Main Residence

The main house includes:

On the ground floor:
an entryway, a fully equipped kitchen with a pellet stove, a laundry room, a bedroom with an en-suite bathroom and toilet, a spacious office, a cozy living room with a pellet stove, and a separate toilet.

Upstairs:
a second bedroom with an en-suite bathroom.

Outside, you'll enjoy a private outdoor area with a garden, pergola, and summer bar.

First cottage – single-story

This first cottage includes:
a kitchen open to the living area, a bedroom with an en-suite bathroom, a shower room with a toilet, and a private outdoor terrace.

Second cottage

The second cottage consists of:

On the ground floor:
a kitchen open to the living room and a bathroom with toilet.

Upstairs:
two bedrooms and a separate toilet.

Outside, a private garden with a pergola completes this space.