LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45508MGA85 Price: 190 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (180 000 EUR without fees)

Maillezais: 172 m stone house with 4 bedrooms, a garage, outbuildings, and a well on a fenced garden 791 m .















INFORMATION

Town:	Maillezais
Department:	Vendée
Bed:	5
Bath:	1
Floor:	172 m2
Plot Size:	791 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 cinema, 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 features, on the ground floor, a kitchen open to the living room, a hallway, a bedroom, a bathroom, a toilet, and a sunroom. Upstairs, a landing leads to three bedrooms. An attic completes the property.

Adjacent to the main house, you will find a pantry,

ENERGY - DPE

DPE not required.

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:	**600 EUR**

NOTES

DESCRIPTION

Additional information:

Fully fenced property.
Shared well.
Small outbuilding.
Roof of the living area recently replaced (framework and tiles).
Roof of the pantry will need to be replaced eventually, though no leaks have been detected.
Garage roof in good condition.
Fiber-optic connection.
Recent electrical panel.
No heating system.
Municipal sewer system.

Approximate square footage:

Ground floor

Living room / kitchen: 43 sq. m.
Bedroom 1: 28 sq. m.
Bathroom: 5 sq. m.
Veranda: 11 sq. m.

First floor

Bedroom 2: 28 sq ft
Bedroom 3: 17 sq ft
Bedroom 4: 18.8 sq ft

Outbuildings and annexes:

Attic: 155 sq ft
Pantry: 17 sq ft
Room with old fireplace: 21 sq ft
Other room: 9.7 sq. m.
Garage: 43 sq. m.

Property highlights: a recently replaced main roof, spacious rooms, a large attic offering significant storage potential, and an enclosed lot with a well in the heart of Maillezais.