LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46615MGA85 Price: 225 000 EUR

agency fees to be paid by the seller

Maillezais Country House, 3 bedrooms, 147 m , Energy Efficiency Rating D, with garage, outbuildings, and 1,683







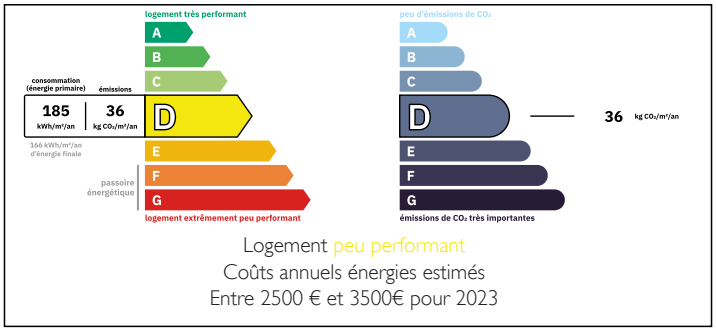








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2500 € et 3500€ pour 2023

INFORMATION

Town:	Maillezais
Department:	Vendée
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	1683 m2

IN BRIEF

Located just 2.5 km from the town of Maillezais, a charming tourist destination in the heart of the Marais Poitevin, this property enjoys a quiet and pleasant setting. You'll appreciate the proximity to all amenities, which are just a few minutes away: a bakery, grocery store, pharmacy, banks, restaurants, schools, a playground, a community movie theater, and a marina.

Its location is a real asset: 15 minutes from Fontenay-le-Comte and the A83 highway, 30 minutes from Niort and its TGV station, 45 minutes from La Rochelle, its TGV station, and its airport, and just 1 hour from the beaches of the Vendée.

The house features, on the ground floor, an entryway/pantry, a bathroom with a toilet, a laundry room, and a kitchen that opens onto a cozy living room with a wood-burning stove.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46615MGA85 Price: 225 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**688 EUR**

NOTES

DESCRIPTION

Additional information:

Landscaped lot, partially fenced.
Well.
Garage and large outbuilding.
Roof renovated and cleaned in 2026.
Fiber-optic connection.
Energy performance rating: D.
Compliant private sewage system.
Inspections conducted: no lead and no asbestos (excluding the roof of the small chicken coop).

Approximate square footage:

Ground floor:

Living room with open kitchen: 40 m²
Entryway/pantry: 24 m², with the possibility of converting into a ground-floor bedroom.
Bathroom with toilet: 5.60 m²
Laundry room: 4 m²

Upper floor:

Landing: 12 m²
Bedroom 1: 24 m²
Bedroom 2: 12.50 m²
Bedroom 3: 11 m²
Shower room with toilet.

Outbuildings:

Garage: 23 m²
Outbuilding: 75 m², offering plenty of possibilities for storage, a workshop, or conversion depending on your plans.

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