



## Residence, swimming pool, 2 guest houses, park, annexes



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 798,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Marans  
ZIP code: 17230  
Posted: May 04, 2024

### Description:

Remarkable property ideal for private life + rental of gîtes and guest rooms + possible other projects... Approximately 445 m2 of living space (Residence + 2 guest houses, caretaker's houses or gites) + 465 m2 of annexed areas and partly convertible outbuildings. The Residence of 345 m2 of living space offers entrance hall, office, small and large adjoining living room, dining room, kitchen, pantry, laundry room, vestibule, 6/7 bedrooms including various suites on the ground floor and upstairs, etc. + basement, attic, attic and adjoining annexes suitable for housing or various projects (liberal profession possible). Beautiful high ceilings, parquet floors, fireplaces and various period features. Town or well water, geothermal heating, double-glazed frames, ? Reception courtyard, superb landscaped garden park with relaxation areas, fountains, bowling alley, kitchen - summer dining room, fruit trees, vegetable garden, etc. Heated swimming pool, two secondary dwellings on one level (possible 2 gîtes or guest houses & caretaker), workshop, shelters / garage, parking, etc.? The whole on approximately 7,000m2 enclosed. Would be perfect for a large family, primary or secondary residence, hosting projects in gîtes or guest rooms, family residence with several independent accommodations, professional activities and/or numerous possible projects, etc.? Remarkable property in excellent general condition offering comfort, authenticity and superb living environment with all amenities within walking distance! Rare and high quality offer located in the heart of a pleasant and dynamic village in South Vendée, near FONTENAY LE COMTE & LA ROCHELLE. TF 1990?. DPE: CE= C (135) & GES= A (4). Complete file on request. This property is presented to you by Cabinet Retz-Immobilier, specialist in the transfer of Character, Atypical, Rural, Equestrian & Prestige real estate. Services offered: Estimation, Commercial Valuation, Sale-Purchase, Advice and Support until the transaction is completed, aerial photography by



drone (DGAC approved professional). The key words: Rigor, Professionalism, Efficiency, Discretion, Trust. The Firm's announcements benefit from national and international visibility. The catalog of properties for sale consists of: Charming Houses, Beautiful Residences, Properties of Character, High-end contemporary houses, Houses with swimming pool, tennis court, gîtes or guest rooms, Luxury and prestige villas, Beachfront villas sea, Stud & Equestrian properties, Rural properties, Country houses, Longeres, Farm buildings, Mills, Logis, Follies, Manor houses, Castles, Estates with hectares, Ponds, Forests, ? On the Firm's website you can consult testimonials from our sellers and buyers as well as a selection of properties for sale or recently sold by the Firm in your region. The RETZ-IMMOBILIER firm operates in the PAYS DE LA LOIRE and BRETAGNE regions, particularly in the departments of Loire-Atlantique, Vendée and Morbihan. @MNNRICD - Contact: Chris DUBOIS. Delegation no217832 of exclusive sales mandate no110885.

Condition: Reformed

## Common

Bedrooms:	11
Bathrooms:	7
Finished sq. ft.:	445 sq m
Lot Size:	6800 sq m

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	135
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## Building details

Parking:	Yes
Number of Garages:	1
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/PFYR-T166346/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T166346/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1494-ccvpr290033507
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