COLDWELL BANKER
EUROPA REALTY

House Saint-Valérien 314 m²



SALE PRICE : 499 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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DESCRIPTION

Nestled in the heart of the Vendée countryside, in the peaceful village of Saint-Valérien, this charming property offers an exceptional living environment that combines authenticity, serenity, and nature. Built on a lot of approximately 4,000 m², this property complex combines the advantages of a family home with the opportunities of an already well-established tourism business, in a setting ideal for relaxation and getting away from it all.

The property consists of a main house, two vacation rentals currently in operation, and spacious outbuildings offering numerous possibilities for renovation. Spread across the various buildings, the nine bedrooms and eight bathrooms provide ample space to comfortably accommodate family, friends, or guests. This is an ideal location for those wishing to continue operating a lodging business, develop a hospitality project, or simply enjoy a large family estate.

Tucked away from the hustle and bustle, the outdoor spaces feature a pleasant, tree-lined garden where calm and a relaxed lifestyle reign. The pool complements this lush setting, offering an ideal space to enjoy sunny days, share convivial moments, or recharge in complete tranquility. The various outdoor areas invite you to fully enjoy the outdoors in an intimate and restful atmosphere.

Located in Saint-Valérien, a village that has retained its rural charm, the estate enjoys a peaceful setting while remaining close to essential shops and services. Fontenay-le-Comte is just 15 minutes away, while Niort and La Rochelle are about an hour away. This is an attractive location that combines the quality of life in the countryside with proximity to the region's main points of interest.

With its spacious rooms, versatile buildings, and two already-operating vacation rentals, this property stands out for its versatility. Whether you're looking to establish a primary residence, develop a hospitality business, or combine your personal life with a professional venture, it offers a wide range of possibilities.

A unique place, full of charm and authenticity, where you can envision a new chapter in your life in the heart of the Vendée.

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FEATURES

Property type:	House	Area:	314.0 m²	Property tax:	€1.00
Number of rooms:	12 rooms	Number of bedrooms:	8 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 184

Greenhouse gas emissions (GHG) index: B 6

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