

Maison Saint-Benoist-sur-Mer 193 m²



PRIX DE VENTE : 399 000 €

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DESCRIPTION

Set in the heart of unspoiled nature and absolute tranquility, discover this spacious, Vendée-style home boasting generous proportions. Nestled in a lush green setting, this property offers a uniquely bucolic living environment, complete with a beautifully landscaped garden, sunny terraces, and a shaded patio (préau).

A Unique Property (2 interconnected buildings)

Basking in natural light and offering peaceful countryside views from every room, the house is laid out over two levels:

Ground Floor (Single-level living possible):

A welcoming entrance hall leading to a large, fully fitted and equipped kitchen with a dining area and pantry.

A cozy living-dining room with a fireplace, perfect for winter evenings.

A second lounge / games room, currently leading to a recording studio (ideal for freelance professionals, remote work, or hobbies).

A beautiful master suite of approx. 19 sqm with a private en-suite shower room.

Two additional bedrooms and a second shower room with toilet.

First Floor:

A landing serving 2 bedrooms, a bathroom, and a separate toilet.

Outbuildings & Practical Features:

A workshop, a large garage, and a boiler room complete this property, ensuring ultimate comfort for everyday living.

THE MAJOR BONUS: High investment potential

The entire plot of land is buildable! A rare opportunity in this area to build an extension, add a swimming pool, erect a second dwelling, or divide the plot for resale.

An Ideal Location

Perfectly situated to balance work, relaxation, and leisure:

15 minutes from La Tranche-sur-Mer and its beaches.

45 minutes from La Rochelle and the Île de Ré.

Close to the village of Angles and the town of Luçon (shops, schools, amenities).

Within easy reach of Les Sables d'Olonne (home of the Vendée Globe) and the Puy du Fou theme park.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	193.45 m ²	NB de pièces :	8 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 161

Indice d'émission de gaz à effet de serre (GES) : B 6



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