

Maison Sainte-Hermine 440 m²



PRIX DE VENTE : 753 000 €

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DESCRIPTION

The Domaine de Puyrouzeau, a charming cottage, a warm and refined residence. An extraordinary heritage. This property offers a high quality of life and real professional potential.

In Saint Jean d'Hermine, on the banks of a peaceful river, ideally located on the edge of the Marais Poitevin, this historic watermill is the perfect place to stay while exploring the region's tourist attractions: the ocean and its beaches, La Rochelle and the Ile de Ré, the Puy du Fou, the Futuroscope and the architectural abundance of Luçon and Fontenay Le Comte.

The 16th-century building, built around the mill and barn, will be the elegant setting for your country life and your potential bed and breakfast business. The wild and flower-filled surroundings and the pool area will enhance your sunny weekends and summer evenings by the river.

You will offer a complete change of scenery and an extraordinary service.

The main house, measuring 2,330 square feet, has been completely renovated and offers high-quality amenities with its bright living room and modern open-plan fitted and equipped kitchen opening onto a covered courtyard and a terrace facing the river.

A cozy living room with a fireplace, two large bedrooms on the ground floor with private bathrooms and toilets, and a laundry area.

Upstairs, a large landing leads to four bedrooms, including a master suite of nearly 17 m².

The guest house, which has also been renovated and is independent, can accommodate 15 to 20 people and offers an authentic and comfortable setting for families and friends.

It features two living rooms, a large equipped kitchen, a uniquely charming relaxation area with exposed stonework and beams bathed in light thanks to a large skylight, six spacious and thoughtfully designed bedrooms, three bathrooms, and two separate entrances with private terraces and no neighbors opposite.

In addition, and to give free rein to your desires:

A barn of approximately 226 m² and the old mill, built on three levels of approximately 245 m².

Finally, the heated outdoor swimming pool, the boules court, and walks along the river will enhance your stays.

In the heart of unspoiled nature, far from prying eyes, by the river, this charming property is the starting point for your future life in the Vendée, with its mild oceanic climate and peaceful surroundings...

Risk information available on the Géorisques website: www.georisques.gouv.fr

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	440.0 m ²	NB de pièces :	22 rooms
NB de chambres :	10 bedrooms				

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

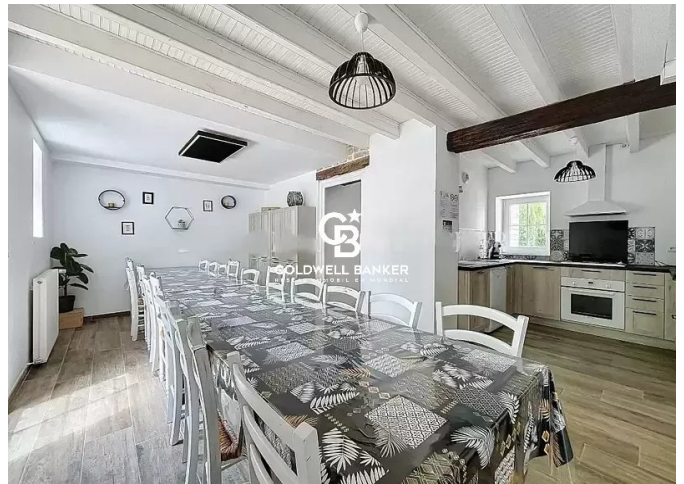
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 107

Indice d'émission de gaz à effet de serre (GES) : A 3



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