

*L'exception a un nom*

## Demeure de caractère, aux portes des Sables d'Olonne



réf. VEN037

**price : 775 000 euros HAI**

**dont 0 euros TTC**

**(honoraires agence)**

**area : 220 m<sup>2</sup>**

**ground : 3500 m<sup>2</sup>**

**number of pieces : 9**

**number of rooms : 6**

deal for organizing seminars, weddings, family reunions. this property has several parts: a 200m<sup>2</sup> house spread over two levels with kitchen access to the garden to the south, living room with fireplace, bathroom, laundry room, wc, office, bar. upstairs a mezzanine with exposed beams parental suite of 40 m<sup>2</sup> and three bedrooms with a bathroom, wc. you will also find on the ground floor a dance hall (102m<sup>2</sup>) a reception room 112m<sup>2</sup>, a reception room 168m<sup>2</sup>, a professional kitchen, an office. several outbuildings for a total area of ??240 m<sup>2</sup> can be renovated to provide accommodation terraces, a well, a bread oven, a tower; the wooded park will seduce you, the calm and the proximity of the port of roche bernard. the + 15,000 m<sup>2</sup> can accommodate unusual housing, or ..

### You Advisor

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