LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40674FAL85 Price: 46 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (40 000 EUR without fees)

Saint Philbert du Pont Charrault. House to renovate completely, 86m , with land, connected to the fiber.

EXCLUSIVE







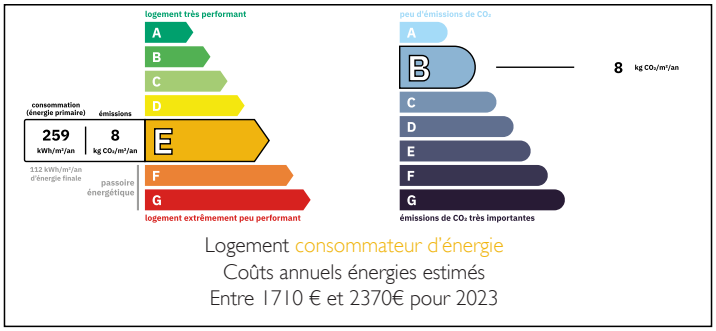








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1710 € et 2370€ pour 2023

INFORMATION

Town:	Chantonnay
Department:	Vendée
Bed:	2
Bath:	1
Floor:	86 m2
Plot Size:	937 m2

IN BRIEF

Located in a commune 7 minutes from Chantonnay (commune with all shops and services).

I offer this property for complete renovation, ideal for first-time buyers, renters or property dealers.

At present, the house comprises

First floor: living room with sink, lounge, shower room, WC, bedroom, boiler room.

Upstairs: two offices, one bedroom.

There are also several outbuildings.

The property is connected to electricity.
Connected to fiber optics.
Connected to drinking water.
Sewerage is collective (main drain) not connected to do.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière: **300 EUR**

NOTES

DESCRIPTION

Approximate surface areas in m² :

kitchen: 20.6
living room: 13.2
bedroom 1: 10.6
shower room: 5.3
WC: 1.2

First floor:
office 1: 8.6
office 2: 8.7
bedroom 2: 10.9

detached building: 60
several outbuildings
wooded grounds

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