LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40879MGA85 Price: 144 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (135 000 EUR without fees)

A Charming Traditional French Stone House with Character and Potential

EXCLUSIVE















INFORMATION

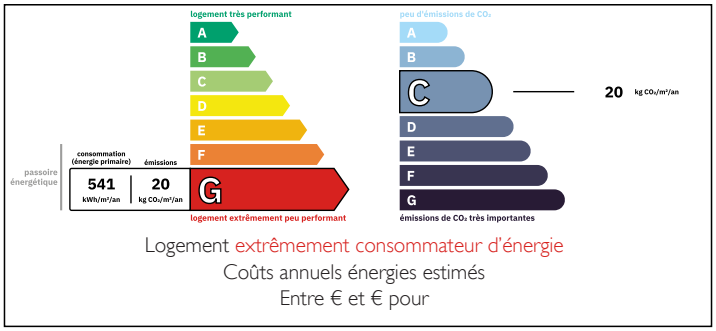
Town:	L'Orbrie
Department:	Vendée
Bed:	3
Bath:	2
Floor:	109 m2
Plot Size:	456 m2

IN BRIEF

This traditional stone house offers a wonderful opportunity to own a charming French property in a peaceful and attractive setting, facing a park and just a short walk from the River Vendée.

This charming property for renovation located in L'Orbrie, a rural town with a few shops and services (artisan bakery/pastry shop, hairdresser, caterer/pizza place, elementary school, doctor, nursing practice). Located 5 minutes from Fontenay-le-Comte, a town on a human scale with all shops and services (hospital, restaurants, doctors, schools, cinema, hypermarkets, etc.), the nearest TGV station is in Niort (40 minutes), the sandy beaches of the Vendée are 1 hour away, and the nearest airport is in La Rochelle (1 hour), then Nantes (1 hour 10 minutes).

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre € et € pour

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

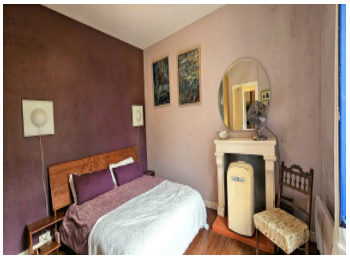
LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40879MGA85 Price: 144 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (135 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**572 EUR**

NOTES

DESCRIPTION

Full of traditional character, the house provides three bedrooms, including one en-suite, together with a dressing room and two bathrooms. The welcoming sitting room features a wood-burning stove and beautiful marble fireplace, while the fully fitted kitchen provides a practical heart to the home. A large dining room/study, complete with a traditional wood burner, offers a versatile additional living space.

The property retains many of the features and charm of a traditional French home, while offering scope for some upgrading and modernisation to meet contemporary standards. It presents an exciting opportunity for someone looking for a characterful French house with generous outdoor space, in a lovely location close to the river.

Approximate dimensions in square meters:

Entrance hall: 4
Living room: 15
Kitchen: 14
Living room: 19
Bedroom 1: 11
Shower room with toilet: 4
toilet: 1.60
bathroom: 3.50
bedroom 2: 15
bedroom 3: 14.20
cellar: 15

main drain

Possibility to purchase an adjoining 782 m² plot of land suitable for building, not connected to utilities, for €25,000.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr