LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41614FAL85 Price: 45 800 EUR

agency fees included: 5800 € TTC to be paid by the buyer (40 000 EUR without fees)

70m stone house, 3 rooms including 2 bedrooms, a cellar on 300m of land. In need of complete renovation.















ENERGY - DPE

DPE not required.

INFORMATION

Town:	**Bouillé-Courdault**
Department:	**Vendée**
Bed:	**2**
Bath:	**0**
Floor:	**70 m2**
Plot Size:	**300 m2**

IN BRIEF

Located in the heart of the village of Bouillé-Courdault, this house offers real renovation potential for a personalised project.

The ground floor comprises a living room of approximately 25 m² opening onto a small courtyard, a hallway leading to an 11 m² cellar with direct access to the garden, and a vestibule with a separate entrance providing access to the first floor.

Upstairs, two large, bright rooms measuring 25 m² and 20 m² offer numerous possibilities for conversion (bedrooms, office, leisure area, etc.).

The plot of approximately 300 m² will be subject to demarcation. (Possibility of having a larger plot to be discussed with the town hall).

Significant work is required: creation of a bathroom, insulation, refurbishment of floors, roof, door and

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

Ground floor:

Living space to be arranged according to your needs.

First floor:

Two large, bright rooms measuring 25 m² and 20 m² respectively, offering numerous possibilities for conversion (bedrooms, office, games room, etc.).

Land

Plot of approximately 300 m².

A boundary survey will be necessary to precisely delimit the land.

Easements and technical constraints

Right of way without parking to be provided.

Right of way to be created to allow for maintenance of the church, to be set up with the solicitor.

Sewage: installation of a septic tank to be created (does not currently exist).

Drinking water connection: connection to be made by the purchaser.

Work required: roofing, insulation, openings, electricity, plumbing.

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