LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41643MGA85 Price: 150 000 EUR

agency fees to be paid by the seller

Doix-les-Fontaines Recent construction 2024, weatherproof, 145 m on enclosed grounds of 2,032 m .















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Doix lès Fontaines
Department:	Vendée
Bed:	2
Bath:	1
Floor:	150 m2
Plot Size:	2032 m2

IN BRIEF

Located in the heart of a pleasant and lively village, this property enjoys an ideal setting with all essential amenities: bar-restaurant, bakery-pastry shop, hairdresser, car garage... A convenient and friendly environment for everyday life!

Just 10 minutes from Fontenay-le-Comte, you can enjoy all the amenities: supermarkets, services, schools, buses, etc. Access to the A83 motorway is 8 minutes away, perfect for your travels.

The location is also strategic for both leisure and business trips:

La Rochelle 40 minutes away (high-speed train + airport)

Sandy beaches about 1 hour away

Nantes 1 hour 10 minutes away (international

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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NOTES

DESCRIPTION

New build 2023/2024 – 150 m², 4 bedrooms – garage – enclosed grounds + chalet & pool permits

Don't miss out on this opportunity: a new build, weatherproofed and waterproofed, to be constructed between 2023 and 2024, offering 149.5 m² of living space and great potential for interior design.
The project includes: 4 bedrooms, 2 bathrooms with toilets, and a garage with pantry/laundry room.

The work already completed guarantees a sound, high-quality foundation:

Cinder block construction

Roof completed

Tile roofing

Plastering completed

Aluminum joinery installed

A real time and budget saver, allowing you to continue the project according to your wishes.

A nice bonus: planning permission has already been granted for the installation of a chalet and the creation of a swimming pool.

Practical details:

Linky electricity meter at the roadside

Individual sanitation (septic tank)

Fully enclosed land with vegetable garden

Fiber optic connection available

A rare opportunity to finish your new home with freedom and peace of mind!