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Ref: A45766NHA85 Price: 257 870 EUR

agency fees to be paid by the seller

Two village properties: large family home and renovation project with annex, barn and garden in Mouilleron















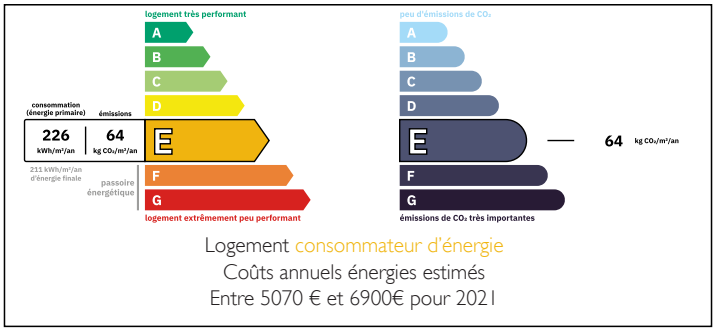
INFORMATION

Town:	Mouilleron-Saint-Germain
Department:	Vendée
Bed:	9
Bath:	4
Floor:	408 m2
Plot Size:	2182 m2

IN BRIEF

A rare opportunity in the heart of Mouilleron-Saint-Germain: two adjoining village properties offering a full renovation project alongside a spacious 4-bedroom family home with independent annex, extensive outbuildings and garden. Ideal for investors, multi-generational living or a lifestyle with income potential.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5070 € et 6900€ pour 2021

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:	**933 EUR**

NOTES

DESCRIPTION

Located in the centre of Mouilleron-Saint-Germain, this unique opportunity comprises two separate village properties, offering exceptional flexibility for development, investment or combined family living.

The first property is a full renovation project of approximately 220m², spread over two floors. Requiring complete refurbishment, it offers a blank canvas with potential to create a substantial family home or, subject to the necessary permissions, multiple apartments. It benefits from mains drainage, a garage and an old wine press.

The second property is a large and characterful family home, offering generous living accommodation, an independent annex and extensive outbuildings. The main house includes a spacious entrance hall (15m²), lounge (32m²) with fireplace, dining room (22m²), kitchen (16m²) with breakfast area (10m²), utility room (6m²), ground floor shower room (4m²) and separate WC (2m²). Upstairs are four bedrooms (13m², 12m², 14m², 12m²), a bathroom (8m²), WC (2m²)and access to a large attic space with further potential.

In addition, the property includes numerous outbuildings comprising storerooms (22m², 10m²), workshop (21m²), boiler room (12m²), woodstore (18m²)and a substantial 200m² barn divided into storage, workshop and garage areas.

A self-contained annex (48m²) provides independent accommodation with kitchen/living area, bedroom, shower room and private access, ideal for guests, extended family or rental income.

Externally, there is a private terrace and mature garden, creating a pleasant outdoor space in the centre of the village.

This combined offering represents a rare opportunity to develop, invest or create a multi-generational living arrangement with significant