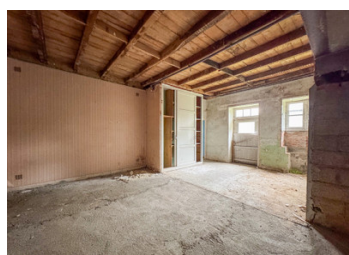


Village renovation project with investment potential, garage and wine press - approx 220m



INFORMATION

Town:	Mouilleron-Saint-Germain
Department:	Vendée
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	139 m2



IN BRIEF

In the centre of Mouilleron-Saint-Germain, this substantial renovation project offers approximately 220m² of space across two floors. Requiring complete refurbishment, the property presents an excellent opportunity to create a large home or, subject to the necessary permissions, convert it into several apartments. Garage, original wine press and mains drainage.

ENERGY - DPE

DPE not required.

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.



DESCRIPTION

Situated in the heart of Moulleron-Saint-Germain, this former village property offers approximately 220m² of accommodation over two floors and requires complete renovation throughout.

A true blank canvas, the property provides exceptional scope for investors, developers or buyers seeking a sizeable renovation project. The generous floor area could be transformed into a spacious residence or, subject to obtaining the relevant planning permissions and approvals, reconfigured into multiple apartments.

The property benefits from mains drainage and includes a garage and an original wine press, adding character and further development possibilities.

Ideally located, local amenities are within easy walking distance, while larger shopping facilities, beaches and transport links are all within convenient reach.

Distances

Local amenities: 0.2 km

Larger shopping facilities in La Châtaigneraie: 9 km

Atlantic beaches at La Tranche-sur-Mer: 68 km

La Rochelle - Île de Ré Airport: 71 km

Nantes Atlantique Airport: 88 km

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

NOTES