LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45870DOW85 Price: 150 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 615 EUR without fees)

Elegant Character House in the Heart of the Pretty Village of Foussais-Payré

EXCLUSIVE















INFORMATION

Town:	Foussais-Payré
Department:	Vendée
Bed:	6
Bath:	2
Floor:	189 m2
Plot Size:	385 m2

IN BRIEF

Rare opportunity to acquire a substantial former dentist's residence and practice. Offering spacious accommodation over three floors with numerous rooms and potential. The property enjoys a prime location in one of the most attractive villages in the southern Vendée, Foussais-Payre, a 'petit site de caractere'. There is an auberge serving tasty food, a grocer, a chemist, hairdresser, brocante and a reknown Chocolatier. Only 8 km from the beautiful medieval village of Vouvant and the Mervent forest and lake. 17 km from Fontenay-Le-Comte and within an hours drive of La Rochelle and lovely vendéen beaches.

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.

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LOCAL TAXES

Taxe foncière: **527 EUR**

NOTES

DESCRIPTION

Great potential for rental with several units or a family home with a business/shop. The commune has a shortage of rental properties. This large centre village house which needs renovation is set over three floors and is laid out as follows:

Ground Floor:
Impressive entrance hall with main staircase (20m²)
Fitted kitchen - cupboards and work tops (12m²)
Conservatory (18m²)
Former dental surgery business (63.5 m²) includes large room with a kitchenette, WC, store area and fuel tank area. One part was formally a garage which would be very useful if reinstated. This has its own front door and could be a flat.

First Floor:
Landing (5.5 m²)
Shower with WC (5 m²)
Lounge (17 m²) with fireplace
3 bedrooms (13.5 m², 11 m² 17 m²)
Kitchen (7m²)
Stairs to second floor

Second Floor:
Landing (6 m²)
Some sloping ceilings on this floor
WC
Lounge (20 m²)
Three bedrooms (12 m², 13.5 m² 12.5 m²)
Bathroom (9 m²)

Outside:
Garden
Covered terrace

A small outbuilding that previously housed the oil boiler.

The boiler is no longer in situ. There is no central heating in the house. Some upstairs windows are double-glazed.
