LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46732NHA79 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Character 4-bed home with 1-bed Gîte, barns, pool and 6,430m land near the Vendée border















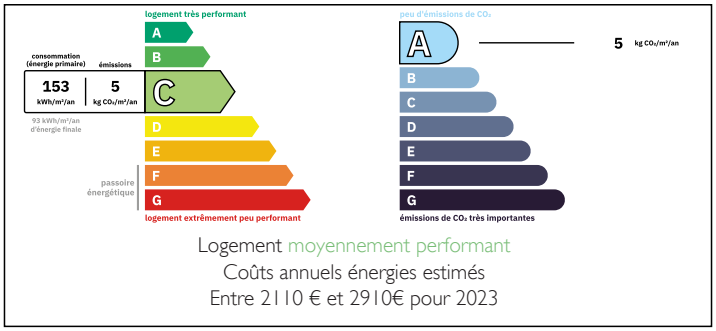
INFORMATION

Town:	Le Busseau
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	167 m2
Plot Size:	6430 m2

IN BRIEF

Situated in a peaceful hamlet on the Vendée border, this spacious country property offers a four-bedroom main house, an independent one-bedroom gîte, substantial outbuildings and 6,430m² of land. Most of the renovation work has already been completed, leaving only a few finishing touches to personalise the property. With a swimming pool, large barns and the option to acquire additional land with a renovation project, this is an excellent opportunity for family living, multi-generational accommodation or a holiday rental business.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2110 € et 2910€ pour 2023

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:	**483 EUR**

NOTES

DESCRIPTION

In a quiet hamlet close to the Vendée border, this charming character property combines generous living space with exciting potential.

The main house is entered through a bright entrance veranda ((25m²) currently used as a dining room, which leads into the kitchen (22m²) featuring an attractive exposed stone fireplace. A hallway provides access to a spacious ground-floor master bedroom (13m²) where plumbing is already in place for the installation of an en-suite bathroom. Also on the ground floor are a large and comfortable lounge (25m²), a utility room (12m²) and a separate WC.

Upstairs, the first floor offers three further bedrooms (13m², 14m², 9m²), a bathroom (3m²), plumbing already installed for an additional shower room, and useful attic space for storage.

Accessed directly from the kitchen is a separate gîte, ideal for guests or holiday lets. It comprises a living room (11m²) with kitchen area (requiring completion), a bedroom (11m²), and a bathroom (9m²) fitted with a corner bath, separate shower, washbasin and WC.

Outside, the property benefits from a large barn divided into two sections, providing excellent garage space, workshops or storage, together with an open-fronted barn. The grounds extend to approximately 6,430m² and include a hen house, a goose house and an above-ground swimming pool, creating an ideal setting for country living.

A new septic tank was installed in 2022.

There is also the possibility of acquiring additional adjoining land together with a separate house in need of renovation, offering further development potential (subject to the necessary...