

Pretty hamlet cottage with garden requiring complete renovation

EXCLUSIVE



INFORMATION

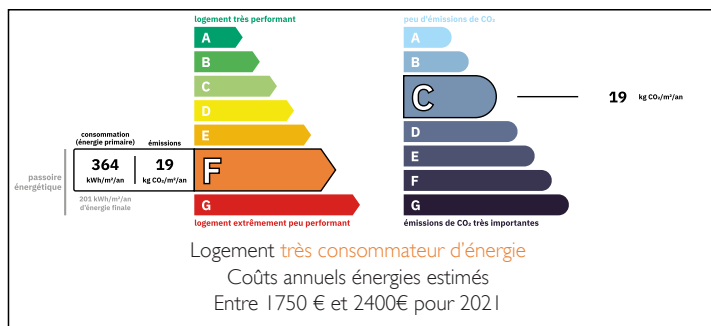
Town:	La Tardière
Department:	Vendée
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	766 m2

IN BRIEF

In a hamlet close to La Chataigneraie , a town with all amenities. Sweet 2 bed cottage that needs renovation. It has a good sized garden and a graveled area in front of the house. Quiet but not isolated, within 75mins of the beaches and La Rochelle with its airport and TGV service. Great road and rail links. Good option as a holiday get away.

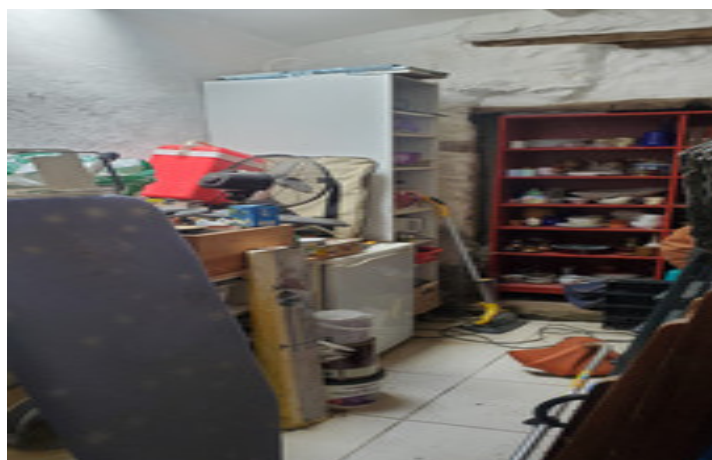


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 247 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Not habitable straight away. This pretty 2 bed semi-detached cottage is set in an elevated position with a front garden and a good sized piece of garden to the side. Poor health has kept the property empty for over 5 years and it now requires total renovation. Great potential and it would make a lovely home. The garden is completely overgrown.

The accommodation is laid out as follows;
GROUND FLOOR; Door leads into the lounge (20m2approx) which has a wood burning stove. Behind this, is a country kitchen, (20m2 approx) with some cupboards/work surfaces. The staircase to the first floor is situated in this room. To the rear is a further room 15m2 approx (which could be a 3rd bedroom or lounge/study/workshop, with an en-suite shower room).
a storeroom/larder,
shower room with a wc.

FIRST FLOOR;
Sloping ceilings above a mezzanine area,
bathroom with a wc, (Mascerator),
Corridor with full head height
2 bedrooms. The one to the front of the house has good views and both are good-sized doubles.

Garden to the front and side of the house of approx 600m2.
Shed,

Work required includes;
Installation of a conforming septic tank.
Roof needs complete overhaul. Leaks to the roof have ruined the insulation in the roof space.
There is only 1 double-glazed opening. No insulation to exterior walls.
No fixed central heating system, the wood burner heats the lounge.
Anomalies with the electrics.
The gas water heater is probably not in working order, having not been used or serviced...