

Character properties in need of renovation with rental potential on substantial plot of land.

## EXCLUSIVE



## INFORMATION

Town:	Le Langon
Department:	Vendée
Bed:	3
Bath:	3
Floor:	0 m2
Plot Size:	4000 m2

## IN BRIEF

This is a an amazing and unique opportunity to acquire a property which could offer a good rental income. Alternatively, there is the potential to reconvert to one large single house. Also the opportunity to keep the properties linked to offer couples individual accommodation or open up to extend to families. The possibilities are substantial. Although it does need substantial renovation, there is wonderful potential for both business and personal opportunities. There is habitable surface of 120 m2. Mains drainage. Double glazed front doors. Set on the edge of the Marais Poitevin, the property is situated in a stunning area of natural beauty. It comes with plenty of parking space and a large garden offering plenty of outdoor space.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

3 self-contained units/apartments:

Unit/apartment 1:

Ground floor (27.6 m<sup>2</sup>):

Living room/kitchen. Open stone fireplace. Wooden floor, ceiling, and stairs to first floor.

First floor (23.4 m<sup>2</sup>):

Bedroom (23.4 m<sup>2</sup>). Wooden floor and ceiling. Shower room and wc.

Unit/apartment 2:

Ground floor (18.5 m<sup>2</sup>):

Living room/kitchen. Hot water cylinder. Open stone fireplace. Wooden floor, ceiling, and stairs to first floor.

First floor:

One bedroom (15.4 m<sup>2</sup>). Wooden floor and ceiling. Shower room and wc.

Unit/apartment 3:

Ground floor (19.1 m<sup>2</sup>):

Living room/kitchen. Open stone fireplace. Wooden floor, ceiling, and stairs to first floor

First floor (15.7 m<sup>2</sup>):

One bedroom (15.7 m<sup>2</sup>). Wooden floor and ceiling. Shower room and wc.

Please note that all measurements are approximate.

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