

Delightful character property with excellent potential, located in a picturesque historic village

EXCLUSIVE



## INFORMATION

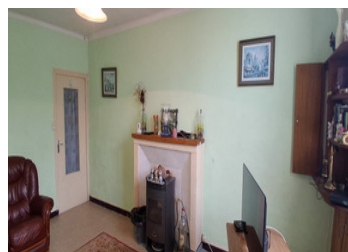
Town:	Faymoreau
Department:	Vendée
Bed:	2
Bath:	1
Floor:	80.99 m2
Plot Size:	600 m2

## IN BRIEF

Leggett is delighted to present this property, showcasing the significant potential it holds. This semi-detached typical miner's house features two spacious and well-maintained bedrooms upstairs. The ground floor comprises a kitchen/dining room, cosy lounge, bathroom and separate toilet. The house is located in the desirable historic mining village of Faymoreau, in La Vendée.

A small garden courtyard, offers a welcoming entrance. Parking is available both at the front and at the far end of the garden. While the house requires complete refurbishment and renovation to reach its full potential, it remains habitable and offers a peaceful retreat.

Conveniently located, a perfect getaway/bolthole with Poitiers Airport just 85km and Nantes 136km away and within easy reach of the stunning beaches of the Vendée and all the popular tourist attractions.

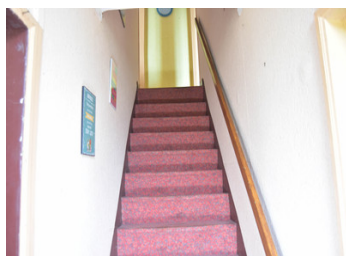


## ENERGY - DPE

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

The accommodation is arranged as follows:

Ground Floor:

Entrance - leading to staircase

Lounge (15.15m<sup>2</sup>) tiled flooring and electric simulated log fire

Bathroom/Toilet (8.83m<sup>2</sup>)

Kitchen/Dining Room (15.16m<sup>2</sup>) tiled floor

First Floor:

Bedroom 1 (16.95m<sup>2</sup>) wood flooring

Bedroom 2 (15m<sup>2</sup>)

Exterior:

Summer kitchen and further room (9.9m<sup>2</sup>)

Garden sheds

(All measurements are approximate)

The rear garden provides relaxation either on the patio, sun terrace or lawn. Landscaped with small fruiting trees such as fig, hazel and mulberry and a convenient shed for gardening tools. There is also a summer kitchen. The majority of the garden is laid to lawn. The entire village is on a communal sanitation/mains drainage system. The project was completed September 2024.

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

## LOCAL TAXES

**Taxe foncière: 179 EUR**

**Taxe habitation: EUR**

## NOTES