

Pretty 3 bed longere with lovely plot and great views

EXCLUSIVE



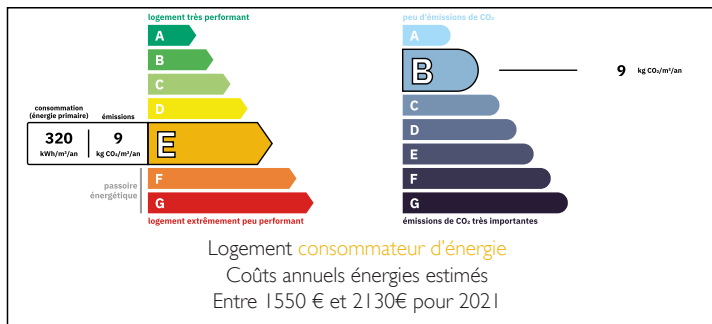
## INFORMATION

Town:	Bazoges-en-Pareds
Department:	Vendée
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	6482 m2

## IN BRIEF

Lovely 3 bed detached stone house on a large plot with lovely views. Close to several villages and within 15 minutes of a town.

## ENERGY - DPE



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

This pretty longere has wonderful potential. The roof was overhauled in 2012. The house also benefits from double glazing.

The interior needs a lot of TLC and upgrading, but it would be well worth the effort.

The house is currently laid out as follows;

Lounge with fireplace and wood burner (32m<sup>2</sup>)

Kitchen, has a sink unit, a wood burner, a door to the garden, and the stairs to the upper floor (25m<sup>2</sup>).

Utility room (8m<sup>2</sup>)

Bathroom (3.6m<sup>2</sup>)

WC.

Door through to attached workshop (22m<sup>2</sup>).

Attached open fronted barn/wood store

### 1st FLOOR

Landing and corridor with 3 bedrooms. (30m<sup>2</sup>, 15m<sup>2</sup>, 38m<sup>2</sup> surface area, but some restricted height with eaves and beams).

There is a detached barn to the front of the house. and some

Small outbuildings attached to the end of the house on the right-hand side.

Outbuilding to the rear.

Well

The gardens are spacious and all around the building. Lovely views over the countryside.

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