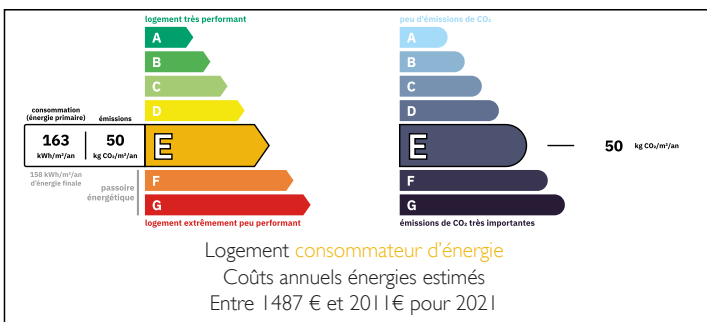


Village house in center of Pouzauges 115 m , 3 bedrooms, patio, terrace and cellar.

EXCLUSIVE



ENERGY - DPE



INFORMATION

| | |
|-------------|-----------|
| Town: | Pouzauges |
| Department: | Vendée |
| Bed: | 3 |
| Bath: | 0 |
| Floor: | 115 m2 |
| Plot Size: | 160 m2 |

IN BRIEF

Located in the heart of Pouzauges (shops and services, TER train station), 20 min from Puy du Fou, Les Herbiers (very dynamic town, all shops and services), Chantonnay, 1h10 from Nantes (airport, TGV train station), 1h20 from Les Sables d'Olonne (sandy beaches).

This property to renovate is ideal for a family, but also a good seasonal rental investment due to its proximity to the Puy du Fou.

Close to the old castle, in a quiet environment with panoramic views, restaurants and bars within walking distance.

The property comprises: Ground floor: large, bright 43 m² living room with open fireplace, WC. First floor: a landing leading to three bedrooms, a bathroom to be converted, WC, access to the patio. Basement: three-room cellar.

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

Approximate surface area in m² :

Living room : 43
Bedroom 1 : 14.75
Bedroom 2: 14.15
Bedroom 3: 33
Bathroom : 4.60
Cellar storage: 24
Cellar: 12
Cellar boiler room

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

LOCAL TAXES

| | |
|------------------|---------|
| Taxe foncière: | 545 EUR |
| Taxe habitation: | EUR |

NOTES