

Stone farmhouse to refresh, 10 rooms 272 m , 6 bedrooms, outbuildings, garage, enclosed garden, ECD D



## INFORMATION

Town:	Benet
Department:	Vendée
Bed:	6
Bath:	2
Floor:	270 m <sup>2</sup>
Plot Size:	1872 m <sup>2</sup>

## IN BRIEF

This stone property is located in Benet, in the Marais Poitevin. A commune with all shops and services (supermarket, schools, bakery, bar, doctor, insurance, craftsmen....)

Only 15 min from the center of Niort, a dynamic city, TGV station Paris line 2h15 and one hour from Puy du Fou.

La Rochelle and the sandy beaches of the Vendée at 1h00, Nantes at 1h15 (airport).

This well-built property offers over 270 m<sup>2</sup> of living space, with potential for extension in the outbuilding.

Ideally situated for a large family, gîte or B&B project.

The house is habitable but in need of refurbishment.

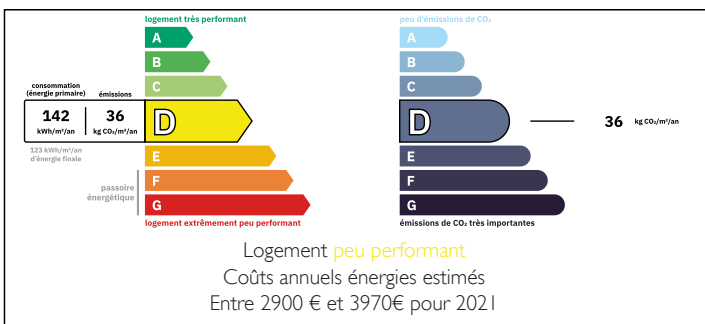
\* collective sanitation

\* roof in good condition

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.

## ENERGY - DPE





## DESCRIPTION

Approximate surface area in m<sup>2</sup> :

First floor :

hall: 11

Living room 1 : 54

cellar: 13,40

living room 2 : 28.45

kitchen: 11.70

Bedroom 1: 14.50

Jacuzzi room: 25.55

boiler room: 11,11

workshop: 31.76

shed: 84

First floor :

bedroom 2: 16.63

bedroom 3: 21

bedroom 4: 14

Bedroom 5: 22.80

Bedroom 6: 16.50

shower room with separate WC: 7.5

bathroom: 9.90

landing room: 10

convertible attic: 95 m<sup>2</sup> (possibility of conversion)

other attics: 93 m<sup>2</sup> (can be converted)

## LOCAL TAXES

Taxe foncière: **781 EUR**

Taxe habitation: **EUR**

## NOTES

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