

Loge Fougereuse 60 m house in need of complete renovation, with garden connected to fiber optics.

EXCLUSIVE



INFORMATION

Town:	Loge-Fougereuse
Department:	Vendée
Bed:	3
Bath:	1
Floor:	60 m2
Plot Size:	320 m2

IN BRIEF

Located in a commune 5 min from La Châtaigneraie (commune with all shops and services).

I offer this property for complete renovation, ideal for a first-time buyer, renter or property trader.

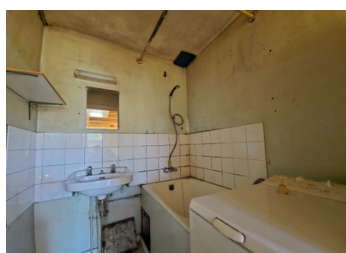
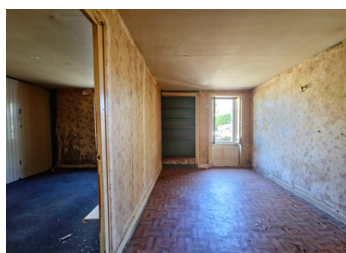
The house currently comprises:

Ground floor: living room with sink, bedroom, shower room, WC, two further bedrooms.

Upstairs, a convertible attic.

The front courtyard is undivided, allowing vehicle parking, while the rear garden is currently accessible via a window.

The dwelling is connected to electricity with a Linky meter and to fiber. It has mains drainage.



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

Approximate surface areas in m²:

living room: 14.50
bedroom 1: 14.60
shower room: 2.65
WC: 1.50
bedroom 2: 10
bedroom 3: 12

attic space: 42

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

LOCAL TAXES

Taxe foncière: 200 EUR

Taxe habitation: EUR

NOTES