

Character property located in a medieval town for commercial or residential use 114m .



INFORMATION

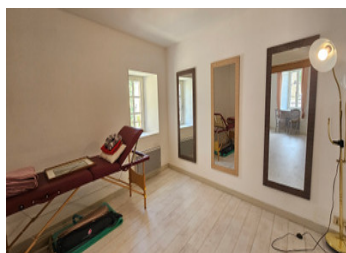
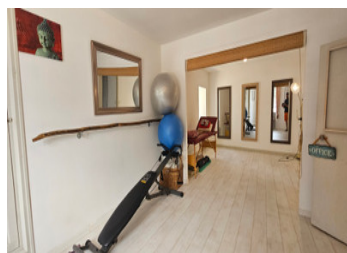
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|-------------|---------|
| Town: | Vouvant |
| Department: | Vendée |
| Bed: | 2 |
| Bath: | 0 |
| Floor: | 114 m2 |
| Plot Size: | 15 m2 |

IN BRIEF

Great opportunity! This property is located in the heart of Vouvant, opposite the Tour Mélusine, and is ideal for starting up a business or residential project.

The medieval town is popular with tourists, and shops and services are within walking distance, including: bakery/pastry shop, bars, restaurants, mini-market, bank, hairdresser, pharmacy, elementary school, post office, second-hand goods shop, crepe and ice-cream vendors, painters, tourist office...

An ideal geographical location, Vouvant is on the route to Santiago de Compostela, 10 min from La Châtaigneraie, a town with shops and services, 15 min from Fontenay-le-Comte, a town with all shops and services, 45 min from Niort (TGV station), 1h10 from La Rochelle (TGV station, airport) and 1h15 from the Vendée sandy beaches.



ENERGY - DPE

| Logement économe | | Faible émission de GES | |
|---------------------|----|------------------------|---|
| ≤ 30 A | 26 | ≤ 3 A | 1 |
| 31 à 90 B | | 4 à 10 B | |
| 91 à 170 C | | 11 à 25 C | |
| 171 à 270 D | | 26 à 45 D | |
| 271 à 380 E | | 46 à 70 E | |
| 381 à 510 F | | 71 à 95 F | |
| > 510 G | | > 95 G | |
| Logement énergivore | | Forte émission de GES | |

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

This renovated character house offers numerous commercial possibilities.

This unique two-storey property boasts generous volumes and authentic charm.

On the first floor, you'll find two rooms (13 and 25 m²) and a toilet, currently used as a store, but which can be converted to suit your needs.

The second floor features a kitchenette, a toilet and a large, bright room (28 m²) that can be easily divided into two separate areas, as you wish.

On the second floor, two additional rooms (10 and 28 m²) offer a wealth of design possibilities, whether for residential or commercial use.

The exterior includes a large patio, shared with neighboring properties, offering a pleasant setting.

A rare opportunity not to be missed, ideal for a commercial project or a charming investment.

* Surfaces are approximate.

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

LOCAL TAXES

Taxe foncière: 342 EUR

Taxe habitation: EUR

NOTES