

Village house to renovate 178 m , 4 bedrooms with courtyard and outbuildings. Mouilleron St Germain

EXCLUSIVE



INFORMATION

Town:	Mouilleron-Saint-Germain
Department:	Vendée
Bed:	4
Bath:	3
Floor:	178.54 m2
Plot Size:	307 m2

IN BRIEF

I offer you this charming village house, located in Mouilleron Saint Germain, a pleasant commune with several shops and services (bakery, pastry shop, grocery store, restaurant, bank, hairdresser, post office, doctor, dentist, elementary school...).

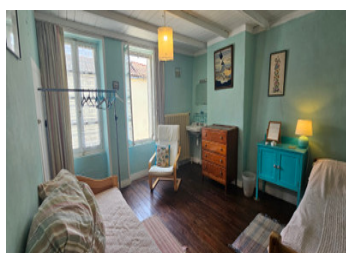
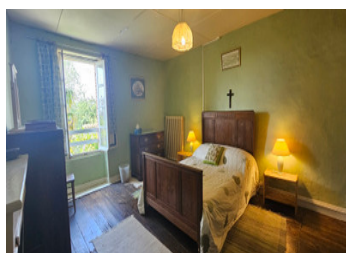
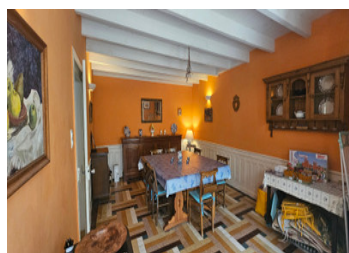
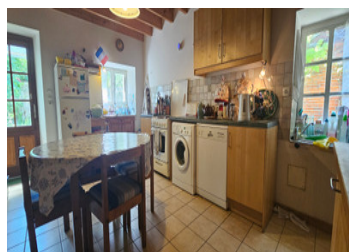
Located 10 min from La Châtaigneraie, a town with shops and services (supermarket, hospital), 15 min from Chantonay, a town with shops and services (TER station, supermarkets...), 1h10 from the Vendée beaches and Nantes (TGV station, airport).

This property is in need of renovation and comprises:

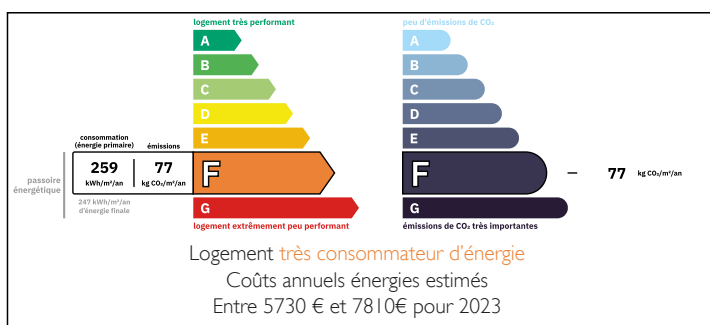
Ground floor: entrance hall, living room (former business premises), sitting room with open fireplace, bathroom with WC, kitchen, dining room, boiler room, cellar with attic and oil tank room.

First floor:

a first landing leading to two bedrooms and a

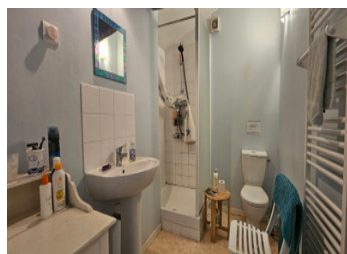


ENERGY - DPE



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.



DESCRIPTION

Additional information:

In front of street, behind walled courtyard, small outbuildings comprising: former latrines, shed and lean-to.

Approximate surface area in m²:

Ground floor:

entrance: 11.20

living room (former shoe store): 16.85

sitting room: 19

bathroom with WC: 4.30

kitchen: 18

dining room: 24

boiler room: 18

cellar (former dwelling): 22.40

attic: 43

oil tank room: 7.30

First floor:

bedrooms: 13/17

bathroom with WC: 6.10

bedrooms: 17.50/18.20

shower room with WC: 5

LOCAL TAXES

Taxe foncière: 311 EUR

Taxe habitation: EUR

NOTES

-collective sanitation (kitchen not compliant)

mainly single-glazed windows

oil-fired central heating with 2005 boiler and open fireplace

-roofing 2011-2013

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