

Marais poitevin property of 171 m², 3 bedrooms, 1 bathroom, garage, land and several outbuildings



INFORMATION

Town:	Bouillé-Courdault
Department:	Vendée
Bed:	3
Bath:	1
Floor:	171 m ²
Plot Size:	2261 m ²



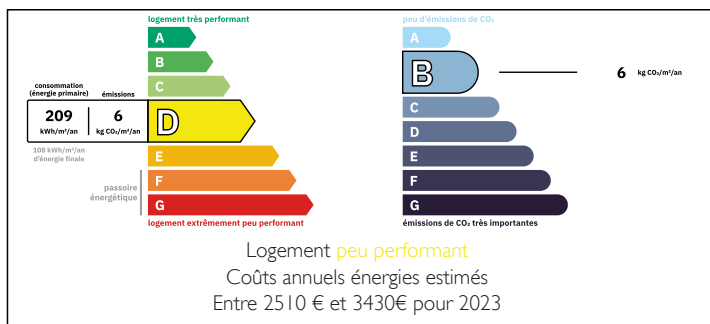
IN BRIEF

171 m² stone house on 2309 m² of enclosed land between Fontenay le Comte and Niort, near Rives-d' Autize in the Marais Poitevin.

This property features an entrance hall with a stone staircase, a kitchen and living room equipped with a beautiful insert tunnel, a back kitchen opening onto the outside, a magnificent bathroom with a double washbasin and an Italian shower. Separate WC.

The property offers three spacious bedrooms with high ceilings on the 1st floor, and a 2nd floor with a potential 135 m², to be entirely renovated. This house also offers a lovely cellar and several outbuildings, including a 40 m² outbuilding adjoining the house, equipped with a borehole that supplies the house and a large plot of land planted with fruit trees. 30 minutes from Niort, 20 minutes from Fontenay-le-Comte, 1 hour from La...

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

Approximate surface areas:

Kitchen: 23 m²
 Bedroom 1: 20 m²
 Living room: 31 m²
 Bedroom 2: 23 m²
 Dining room: 23 m²
 Bedroom 3: 12 m²
 Back kitchen: 16 m²
 WC: 2 m²
 Bathroom: 5 m²
 Entrance hall: 10m²

Terrace 1: 25m²
 Terrace 2: 7m²
 Cellar: 10m²
 Garage: 53m²
 Attic 1: 39m²
 Attic 2: 34m²
 Attic 3: 34m²
 Attic 4: 28m²

Outbuilding adjoining house: 40m² with electricity
 Stone room for garden tools: 10 m² Stone room:
 5m² Heating

Central heating with wood-burning insert
 Electric heating
 Borehole supplying the house

All outbuildings connected to electricity
 Septic tank to be rehabilitated.

A well and fully fenced grounds with wire fencing
 and stone wall.

A 20m² concrete area for washing the car.

outside taps , an outside plug also .

Fruit trees .

LOCAL TAXES

Taxe foncière: 600 EUR
 Taxe habitation: EUR

NOTES