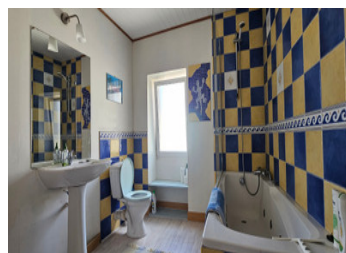


Property to renovate 280 m , divisible, 9 rooms, garage, terrace and garden land 1029 m .



INFORMATION

Town:	Bourneau
Department:	Vendée
Bed:	6
Bath:	3
Floor:	281.22 m2
Plot Size:	1029 m2



IN BRIEF

I offer you this charming property to renovate, located near the Mervent-Vouvant forest, 10 min from Fontenay-le-Comte (town with all shops and services), 35 min from Luçon (train station), one hour from the Vendée beaches and one hour from La Rochelle (TGV station, airport).

This property comprises two houses, which can also be divided.

The first comprises:

Ground floor: kitchen opening onto dining room with open fireplace, living room

First floor: landing leading to two bedrooms and bathroom with WC

Double curved openings.

Second floor:

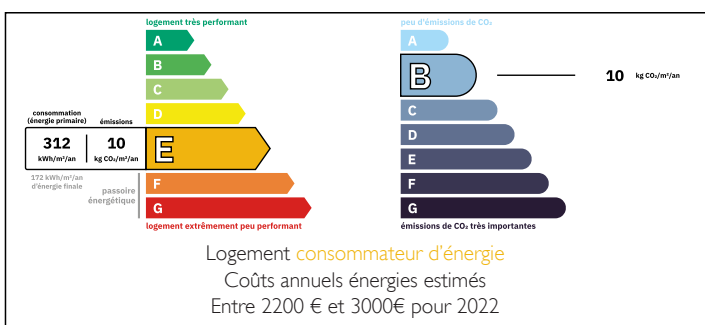
First floor: entrance/vestibule, WC, kitchen opening

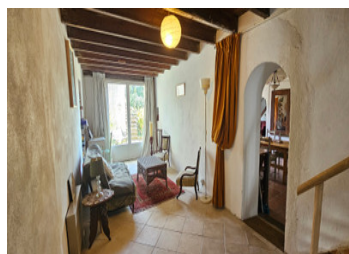
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

Garage, workshop, courtyard, terrace and garden

ENERGY - DPE





DESCRIPTION

Additional information:

Approximate surface area in m²:

House 1:
first floor:
kitchen/dining room: 30
living room: 21
first floor:
bedrooms: 13 / 12
bathroom with WC: 5

House 2:
Ground floor:
entrance/vestibule: 16
kitchen/dining room: 37
living room: 25
First floor:
bedrooms: 26/23/16
shower room with WC, : 6.5
Second floor:
bedroom with shower room and WC: 27 + 6.8

Attic: 23
Garage: 30
Workshop: 26

Other information:

Roof 2008 and cheking for the other part.
Mains drain
Fiber connectable

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

LOCAL TAXES

Taxe foncière: 600 EUR
Taxe habitation: EUR

NOTES