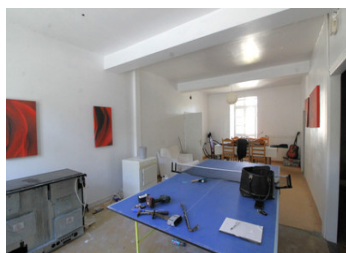


Elegant village house for renovation

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

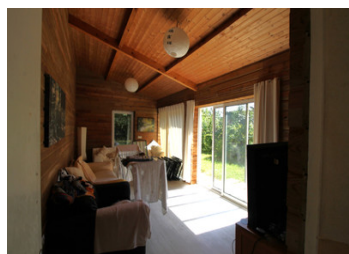
Town:	Foussais-Payré
Department:	Vendée
Bed:	6
Bath:	2
Floor:	189 m2
Plot Size:	385 m2

IN BRIEF

In the centre of the village of Foussais-Payré, a 'petit site de caractère'. There is an auberge serving tasty food, a grocer, a chemist, hairdresser, brocante and a reknown Chocolatier. Only 8 km from the beautiful medieval village of Vouvant and the Mervent forest and lake. 17 km from Fontenay-Le-Comte and within an hours drive of La Rochelle and lovely vendéen beaches.

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.



LOCAL TAXES

Taxe foncière: 527 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Great potential for rental with several units or a family home with a business/shop. This large centre village house which needs renovation is set over three floors and is laid out as follows;

Ground Floor

Impressive entrance hall with main staircase (20m²)

Kitchen fitted with some cupboards and work tops (12m²)

Conservatory (18m²)

Former dental surgery business (63.5 m²) includes large room with a kitchenette, wc, store area and fuel tank area. One part was formally a garage which would be very useful if reinstated. This has its own front door and could be a flat.

First Floor

landing (5.5 m²)

shower with wc (5 m²)

Lounge (17 m²) with fireplace

3 bedrooms (13.5 m², 11 m², 17 m²)

Kitchen (7m²)

Stairs to second floor

Landing (6 m²)

Some sloping ceilings on this floor

Wc

Lounge (20 m²)

Three bedrooms (12 m², 13.5 m², 12.5 m²)

Bathroom (9 m²)

OUTSIDE

Walled garden

Covered terrace

Well

A small outbuilding that previously housed the oil boiler.

The boiler is no longer in situ. There is no central heating in the house. Some upstairs windows are double-glazed.

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