

6-room stone semi-detached house in need of complete renovation, on a fully enclosed plot of 1,724 m .

EXCLUSIVE



INFORMATION

Town:	Saint-Laurent-de-la-Salle
Department:	Vendée
Bed:	1
Bath:	1
Floor:	79 m2
Plot Size:	1724 m2

IN BRIEF

Stone house to renovate – Great potential – 1724 m² of land

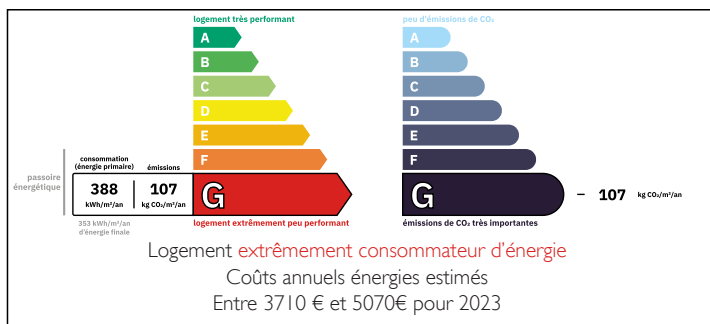
Located in the countryside, this semi-detached stone house with 79.02 m² of living space (built before 1948) offers great potential for renovation up to 215 m². The property is in need of complete renovation: the septic tank needs to be replaced and connections to water and sewerage systems need to be installed.

The 1,724 m² wooded plot includes a well, an outbuilding of approximately 25 m² and a carport adjoining the house. A right of way should be noted.

Ideal for an investor or a family project: gîte, seasonal rental or main residence after renovation.



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

Ground floor:

Kitchen: 314 ft² Bedroom: 204 ft² Boiler room: 268 ft²

Living room: 290 ft² Bathroom: 58 ft² Toilet: 16 ft²

Pantry: 3 m² Storage room: 6.4 m²

First floor:

Convertible attic: 92 m² — great potential for conversion (additional bedrooms, office, games room, etc.)

Outdoors:

Outbuilding: 25 m² — can be used as a workshop, garage, or separate studio.

Well: on the property, useful for watering or domestic use.

...

LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES