

Stone house, 3 bedrooms, 109 m , near Fontenay-le-Comte on a 456 m lot

EXCLUSIVE



## INFORMATION

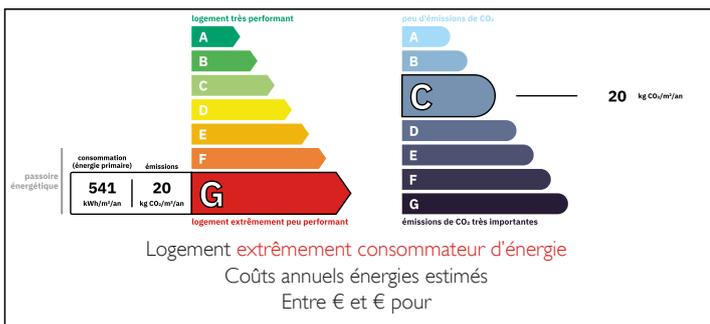
Town:	L'Orbrie
Department:	Vendée
Bed:	3
Bath:	2
Floor:	109 m <sup>2</sup>
Plot Size:	456 m <sup>2</sup>

## IN BRIEF

I am offering this charming property for renovation located in L'Orbrie, a rural town with a few shops and services (artisan bakery/pastry shop, hairdresser, caterer/pizza place, elementary school, doctor, nursing practice).

Located 5 minutes from Fontenay-le-Comte, a town on a human scale with all shops and services (hospital, restaurants, doctors, schools, cinema, supermarkets, etc.), the nearest TGV station is in Niort (40 minutes), the sandy beaches of the Vendée are 1 hour away, and the nearest airport is in La Rochelle (1 hour), then Nantes (1 hour 10 minutes).

## 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

This two storey house built from local stone, is opposite L'Orbrie Park and a short stroll from the Vendee river.

On the ground floor, a traditional entrance hall has an electric radiator with original staircase to the first floor. It leads to a cosy living room with a wood-burning stove and marble mantle, electric radiator and parquet flooring. There is a cellar beneath this room. The fitted kitchen has a built in electric hob, oven, dishwasher, washing machine and under cupboard lighting. An extension comprises a dining room with French doors and a wood-burning stove, a bedroom with laminate flooring, double glazed, sliding patio doors and electric radiator. Along the corridor is a shower room with toilet and a heated towel rail, a bathroom with wash basin and electric radiator, and a separate toilet.

Upstairs, a wood panelled landing leads to two further bedrooms, each one has an electric radiator and one has a washbasin and toilet. A separate dressing room has built in cupboards.

The property also includes two front gardens and two terraces, one facing east and the other facing southwest.

Approximate dimensions in square meters:

Entrance hall: 4  
Living room: 15  
Kitchen: 14  
Living room: 19  
Bedroom 1: 11  
Shower room with toilet: 4  
toilet: 1.60  
bathroom: 3.50  
bedroom 2: 15  
bedroom 3: 14.20  
cellar: 15

municipal sewerage system

## LOCAL TAXES

**Taxe foncière: 572 EUR**

**Taxe habitation: EUR**

## NOTES