



Ref: A40879MGA85 Price: 154 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (145 000 EUR without fees)

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















## INFORMATION

Town: L'Orbrie

Department: Vendée

Bed: 3

Bath: 2

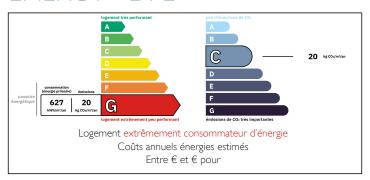
Floor: 109 m2 Plot Size: 456 m2

## 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, hypermarkets, etc.), the nearest TGV station is in Niort (40 minutes), the sandy beaches of the Vendée are I hour away, and the nearest airport is in La Rochelle (I hour), then Nantes (I hour I0 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.



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## LOCAL TAXES

Taxe foncière: 572 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

This house, built from local stone, has two floors.

On the ground floor, an entrance hall leads to a living room with a wood-burning stove and parquet flooring. There is a cellar beneath this room, followed by a fitted kitchen. An extension comprises a living room with a wood-burning stove, a bedroom with parquet flooring, a shower room with toilet, a bathroom, and a separate toilet.

Upstairs, a landing leads to two bedrooms, one of which has a washbasin and toilet.

The property also includes a front garden 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

Possibility to purchase an adjoining 782 m² plot of land suitable for building, not connected to utilities, for €30,000.

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

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