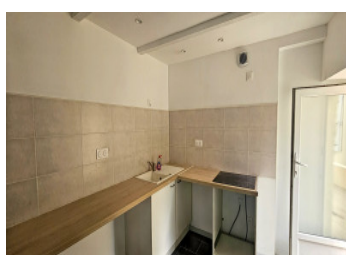
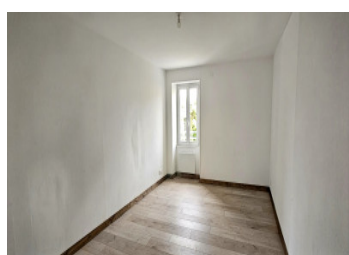
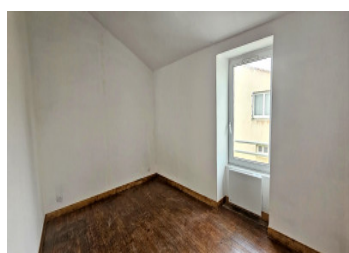
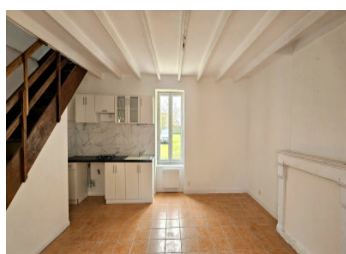


VIX Farmhouse comprising 3 renovated 2-bedroom apartments (56–60–65 m), available immediately, DPE D



INFORMATION

Town:	Vix
Department:	Vendée
Bed:	6
Bath:	3
Floor:	182 m ²
Plot Size:	860 m ²

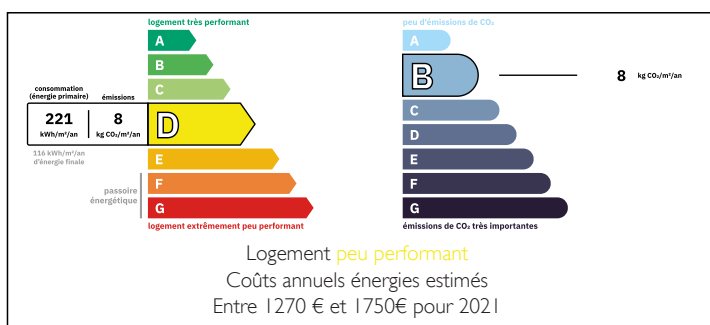


IN BRIEF

Located in Vix, in the heart of southern Vendée, this property enjoys a pleasant setting within a vibrant community offering numerous local shops and services: a bakery and pastry shop, butcher shop, grocery store, banks, hair salon, pharmacy, restaurant, elementary schools, daycare center, as well as healthcare professionals (doctor, physical therapist) and a post office.

Ideally located, Vix is just 15 minutes from Fontenay-le-Comte, a town with a full range of shops and services, as well as supermarkets and a bus network. Access to the A83 is 10 minutes away. You can reach La Rochelle in 40 minutes (TGV station and airport), the sandy beaches in about an hour, Nantes in 1 hour and 10 minutes (international airport, TGV), and Bordeaux in 2 hours and 30 minutes.

ENERGY - DPE



The property consists of a farmhouse divided into

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

Each unit is laid out as follows:

On the ground floor, a living area with a fully equipped kitchen.

Upstairs, two bedrooms, a bathroom, and a toilet.

Additional information:

Each unit includes a locked garage and a storage room.

A shared courtyard is available for residents' use.

Amenities and features:

sewerage system, electric heating, fiber-optic internet, Linky meters, well.

It is also possible to combine the units by reopening old openings that are currently sealed off, offering significant potential for renovation.

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

LOCAL TAXES

Taxe foncière: 634 EUR

Taxe habitation: EUR

NOTES