

3-bed town house with courtyard, attic conversion potential, great investment opportunity

EXCLUSIVE



INFORMATION

Town:	La Châtaigneraie
Department:	Vendée
Bed:	3
Bath:	2
Floor:	120 m ²
Plot Size:	155 m ²

IN BRIEF

Ideal investment opportunity offering a spacious 3-bedroom, 2-bathroom terraced property with enclosed courtyard garden, small outbuildings and a substantial attic with conversion potential (subject to permissions). Requiring updating throughout, the property offers excellent scope to create a family home, holiday retreat or rental investment. Located within easy reach of local amenities (under 1km), airports (Nantes 97km) and beaches (75km).



ENERGY - DPE

DPE not required.

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

Situated in a town setting, this traditional terraced property offers generous accommodation across two floors, together with a large attic space offering exciting renovation potential.

The ground floor comprises a central entrance hall (10m²) extending from the front to the rear of the property. The lounge (20m²) features wooden flooring and a fireplace, while the separate dining room (10m²) also benefits from wooden flooring. The kitchen (9m²) is fitted with units and tiled flooring, complemented by a useful utility room (8m²). A ground-floor shower room (3m²) with WC and washbasin adds practicality.

On the first floor, the landing (9.6m²) leads to three bedrooms (17m², 21m², 8m²), all with wooden flooring. A second shower room (9m²) with WC and washbasin serves this level.

A staircase continues to the substantial attic space (63m²), offering considerable scope for further accommodation, subject to any necessary permissions.

Externally, the property benefits from an enclosed rear courtyard with two small outbuildings and a cellar beneath part of the house.

The property is connected to mains drainage and benefits from double glazing to most windows. Having been unoccupied for several years, it now requires modernisation and improvement. There is currently no central heating system.

All measurements are approximate.

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

NOTES