

Stone house, with a garage, well, outbuildings, and a large garden in Bourneau

EXCLUSIVE



INFORMATION

Town:	Bourneau
Department:	Vendée
Bed:	3
Bath:	1
Floor:	72 m2
Plot Size:	1724 m2

IN BRIEF

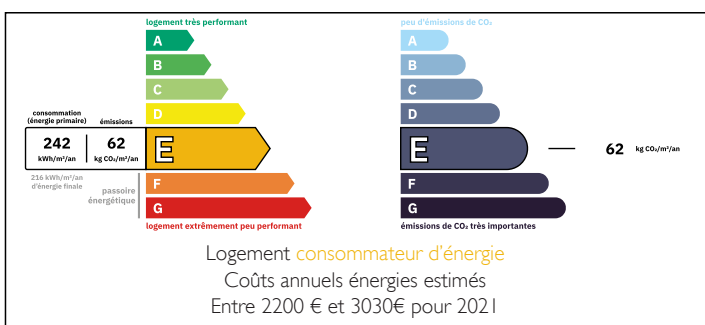
Leggett Immobilier is pleased to present this authentic stone house from 1860, in need of renovation, nestled in a peaceful setting near the Mervent-Vouvant forest. It enjoys a prime location, just 10 minutes from Fontenay-le-Comte and all its shops and services, 35 minutes from Luçon (train station), and 1 hour from the beaches of the Vendée and La Rochelle (TGV station and airport).

Ready to move into immediately, this property offers great potential for improvement through renovation work, particularly on the roof, insulation, and kitchen remodeling.

The house, which is semi-detached on one side, features on the ground floor a kitchen that opens onto the dining room with a fireplace flue, two bedrooms (one of which is an off-set room), an office, a shower room, a toilet, a boiler room, and a pantry. Upstairs, you'll find a bedroom, an

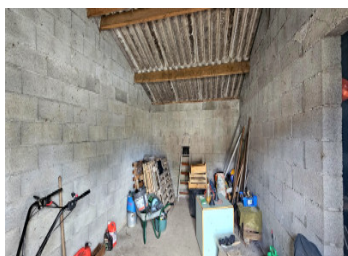
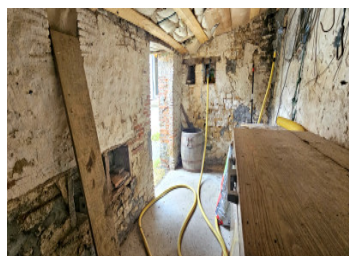


ENERGY - DPE



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

Outside, a garden featuring several outbuildings (pigsties, chicken coops) rounds out the property. In front of the house, a garage and a 1,400 m² lot used as a garden provide welcome additional space.

Additional information:

Connection to the public sewer system
Oil-fired central heating, condensing boiler
Double-glazed PVC windows
Fiber-optic internet available

Approximate square footage:

Ground floor:

Living room: 21.73 m²
Bedroom 1: 16.30 m²
Bedroom 2: 9.74 m²
Office: 7.00 m²
Former wine cellar: 16.00 m²
Pantry / boiler room: 24.00 m²

First floor:

Room: 13.75 m²
Bedroom 3: 12.00 m²
Attic: 36.00 m²

These measurements are provided for informational purposes only

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

NOTES