

Stone house from 1870 in need of renovation, set on a 1,112 m plot; features 3 bedrooms, a replaced roof, and



INFORMATION

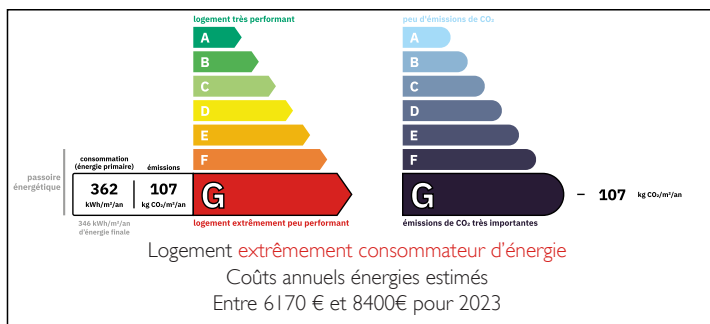
Town:	Bouillé-Courdault
Department:	Vendée
Bed:	2
Bath:	2
Floor:	135 m2
Plot Size:	1112 m2



IN BRIEF

A stone house dating back to 1870, situated in the heart of the Marais Poitevin, offering great renovation potential. The ground floor comprises an entrance hall, living room, kitchen, bedroom, shower room, toilet, and a storage room. Upstairs, there are two bedrooms and several attic spaces offering numerous conversion possibilities. The property also includes a plot of land and several outbuildings. An ideal property for a renovation project, or as a primary or secondary residence, set in the quiet, authentic surroundings of the Marais Poitevin.

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

A stone house dating back to 1870, offering great potential for a renovation project.

Set in a pleasant location, this period home has retained its charm and authenticity. It is ideal for a buyer looking to create a home that reflects their personal style while enjoying the character of the stonework and the generous living space available.

The ground floor comprises an entrance hall, a living room, a bedroom, a flexible room that can be adapted to your needs, a kitchen, a shower room, a toilet, and a storage room.

Upstairs, there are two additional bedrooms and a large room that can be fitted out according to your plans. An attic completes the property, offering extra storage space or further conversion potential.

The property also includes several outbuildings and shelters—notably former stone structures—which could serve as a workshop, garage, or storage area, or be converted to suit your wishes.

At the rear of the house, the grounds offer a pleasant outdoor area with plenty of scope for landscaping—whether you envision a garden, a terrace, or a relaxation area.

The roof has been completely redone, allowing you to focus primarily on the interior renovation and layout of the home.

This property boasts genuine potential thanks to its spaciousness, outbuildings, grounds, and period architecture. It is an ideal find for lovers of stone properties and anyone seeking a renovation project with endless possibilities.

A property well worth discovering—a chance to bring your ideas to life and create a unique, personalized home.

LOCAL TAXES

Taxe foncière: 504 EUR

NOTES