

Stone village house 124 m , 6 rooms to renovate, former village café.



INFORMATION

Town:	Talmont-Saint-Hilaire
Department:	Vendée
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	96 m2

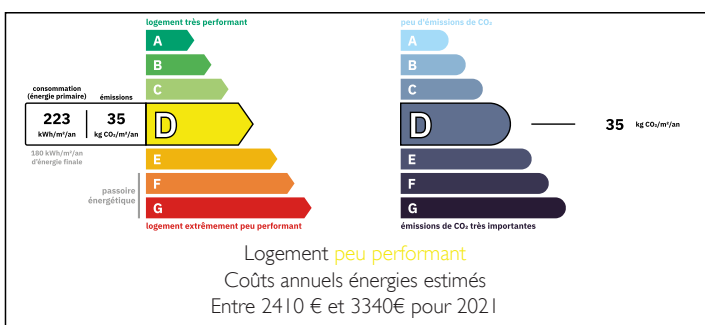


IN BRIEF

In the historic centre of Saint-Hilaire de Talmont, close to one of the most beautiful beaches on the Atlantic coast, we are offering you the chance to renovate to your own taste a stone house with beautiful volumes. Walls and roof in good condition, double glazing. In particular, electrical, plumbing work and plasterboard work to be done.

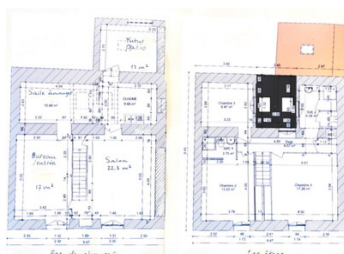
Possibility of creating a beautiful private patio with an opening roof window as well as an office space, gîte or workshop, with its own entrance. Beach and shops within cycling distance.

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

This former village café lends itself to a wide range of conversion possibilities. You could turn it into a family home or a very comfortable second home. The property is eligible for fibre optic connection.

Approximate surface area in m2 :

Ground floor :

Entrance/ study: 17 m2

Living room: 22 m2

Dining room: 11 m2

Kitchen: 8.5 m2

Patio: 11 m2

1st Floor:

Landing: 5 m2

Bedroom 1 + private shower room/ WC: 15 m2

Bedroom 2: 9 m2

Bedroom 3: 16 m2

Bathroom + WC: 6 m2

8 km: Veillon beach and 'Port Bourgenay' marina

2 km: bakery and shops

LOCAL TAXES

Taxe foncière: **541 EUR**

Taxe habitation: **EUR**

NOTES

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