

Loge Fougereuse House in need of complete renovation, 60 m², garden, connected to water, electricity, fiber

EXCLUSIVE



INFORMATION

Town:	Loge-Fougereuse
Department:	Vendée
Bed:	3
Bath:	1
Floor:	60 m ²
Plot Size:	320 m ²

IN BRIEF

Located in a town 5 minutes from La Châtaigneraie (town with all shops and services, TER train station). The nearest airports are 1 hour 15 minutes away in La Rochelle, and 1 hour 30 minutes away in Poitiers and Nantes.

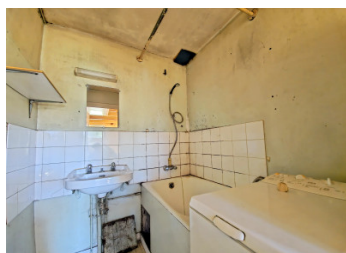
I am offering this property for complete renovation, ideal for a first-time buyer, rental property, or real estate investor.

Currently, the house comprises:

On the ground floor: a living room with sink, a bedroom, a shower room, a toilet, and two other bedrooms.

Upstairs, there is a convertible attic.

The front courtyard is shared, allowing for vehicle parking, and the back garden is currently accessible



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

Approximate surface areas in m²:

living room: 14.50
bedroom 1: 14.60
shower room: 2.65
WC: 1.50
bedroom 2: 10
bedroom 3: 12

attic space: 42

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



LOCAL TAXES

Taxe foncière: 200 EUR

Taxe habitation: EUR

NOTES