

Renovated stone house complex with 197 m guest house and 93 m house to renovate in Longeville-sur-Mer.



## INFORMATION

Town:	Longeville-sur-Mer
Department:	Vendée
Bed:	3
Bath:	3
Floor:	197 m2
Plot Size:	2180 m2



## IN BRIEF

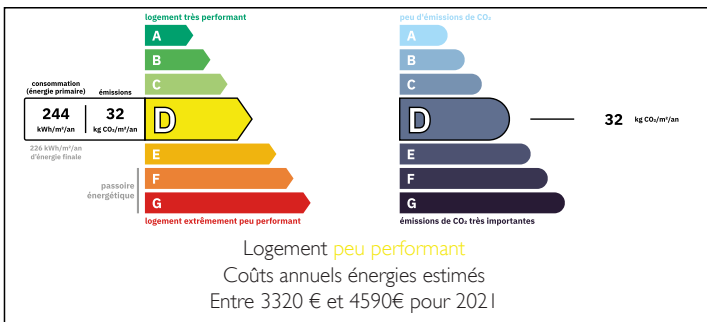
I'm offering this charming, renovated single-storey stone property located in Longeville sur Mer, 6 km from 'La Plage du Rocher' beach and 2 km from the town centre, which has a few shops and services (bakery, butcher's, fishmonger, supermarket, grocery stores, bank, hairdresser, petrol station, primary school, restaurants, post office, doctors, dentist, pharmacy, etc.).

- 30 minutes from La Roche-sur-Yon (hospital, TGV station)
- 1 hour 10 minutes from La Rochelle
- 1 hour 20 minutes from Nantes (airport, TGV station)

This property comprises:

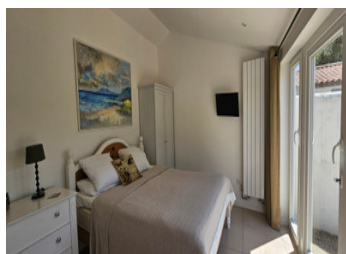
A single-storey house consisting of: an entrance hall/office with a wood-burning stove, kitchen with wood-burning stove, utility room, shower room with toilet, living room with wood-burning stove, one

## 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

- Underground gas tank central heating
- Double-glazed windows
- Individual sanitation system (7 years old)
- Fibre optic connection

Front garden, land to the west and north, carport with enclosed workshop, pergola, BBQ and bar, storage shed with chicken coop, well.

Approximate surface areas in square metres:

Entrance hall/office: 15.50

Kitchen: 33.50

Utility room/laundry room: 7

Shower room with WC: 4.70

Living room: 34

Bedroom 1: 19

bedroom 2 en suite (bedroom with bathroom with shower and WC): 20

adjoining gîte

kitchen opening onto the living room: 31

bedroom 3: 12.40

a small room converted into bedroom 4: 7.50

a shower room with WC: 7.50

Option to add for an additional :

An old dwelling in need of complete renovation, adjoining on the east side, with the possibility of connecting to the main dwelling or the gîte, with a floor area of 93m<sup>2</sup>, land in front, behind with a well and to the east.

land 960 m<sup>2</sup>.

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

## LOCAL TAXES

Taxe foncière: 1139 EUR

Taxe habitation: EUR

## NOTES