

Newly built, weatherproof, 145 m with two-bedroom cottage on enclosed grounds of 2,032 m .



INFORMATION

Town:	Doix lès Fontaines
Department:	Vendée
Bed:	2
Bath:	0
Floor:	149.51 m2
Plot Size:	2032 m2



IN BRIEF

A property comprising :

A recent building 2023 - 2024 "hors d'air / hors d'eau" with 149.51 m² of living space, comprising 4 bedrooms, two shower rooms with WC and a garage with storeroom/laundryroom.

Work carried out includes breeze-block construction, roofing, tiled roofing, rendering and aluminum openings.

A chalet converted into a dwelling comprising two bedrooms, a kitchen/living room, showerroom and WC, outside laundry room and covered courtyard, with a living area of 54 m².

Planning permission granted for these two constructions and a swimming pool project.

Electricity meter at roadside.

Individual septic tank not compliant as it is not level.

Enclosed plot with vegetable garden.

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

This property is located in a village with a few shops including a bar-restaurant, bakery, hairdresser, and auto repair shop, 10 minutes from Fontenay-le-Comte (a town with all shops and services, supermarket, and bus), 8 minutes from the A83, 40 minutes from La Rochelle (TGV train and airport), sandy beaches an hour away, Nantes 1 hour 10 minutes away (international airport, TGV), and Bordeaux 2 hours 30 minutes away.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES