

House with outbuildings and building plots



INFORMATION

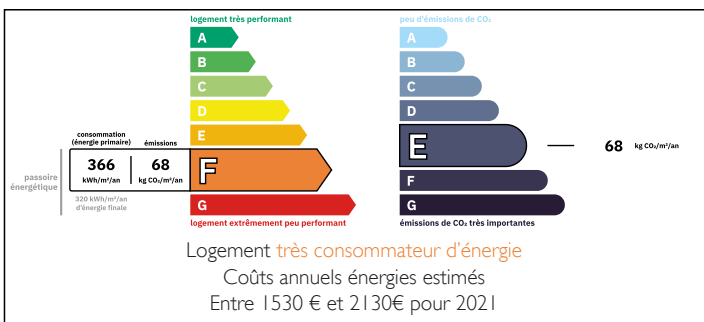
Town:	Saint-Vincent-sur-Jard
Department:	Vendée
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	22447 m2

IN BRIEF

St Vincent sur Jard in Vendée, 5 km from sea and beaches, quiet property comprising a 3 room stone house with convertible attic space, 2 building plots, many sheds, a barn, several outbuildings on 22 467 m² of land.

Option to sell in several lots.

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

Less than 5 km from the famous seaside resort Jard sur mer, and close to all amenities, this property offers multiple possibilities.

25 min from Les Sables d' Olonne, 30 min from La Roche sur Yon and Luçon, 1h25 from Nantes and La Rochelle (TGV station and airport),

It consists of an old stone house:

with two bedrooms (16 m²each), a dining kitchen with a fireplace insert (24m²), a shower room, a separate toilet, a cellar, two workshops, a boiler room, a storage room and convertible attic (100 m²) accessible by an external staircase.

This offers a total potential of 200 m² after renovation of the adjoining rooms.

The barn (280 m²) offers great potential for a conversion.

This property also benefits from 5 sheds (from 72 m² to 300 m²), other outbuildings, two plots of land suitable for building (719 m² and 780 m²), agricultural land.

The property covers a total area of 22 467 m².

*Fuel oil tank (1400l)

*Well drilling

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