



## Barn to Renovate and Develop



### Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 74,641.12

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Pays de la Loire
Città:	Tiffauges
Cap:	85130
Pubblicato:	29/04/2024

### Descrizione:

In the heart of Tiffauges, stone barn to be completely rehabilitated with an interior floor area of 112 m<sup>2</sup> with detached garage of 24 m<sup>2</sup> on land of 620 m<sup>2</sup> excluding subdivision. Positive planning certificate on the barn to be completely renovated, no roof. Mains drainage, electrical box arrival and water connection in progress for the development of the land.

Great renovation potential for DIY enthusiasts and stone lovers. Beautiful south-west facade exposure.

Close to all amenities, shops, schools, college, in a tourist village, ideal for investors or primary residence. 20 minutes from the gates of Cholet.

To visit without delay.

The department of Vendee is in the region of Pays de la Loire with the neighbouring Deux Sevres and Vienne departments set in the region of Poitou-Charentes.

Vendee is bordered by Deux Sevres to the west, Loire Atlantique and Maine et Loire to the north and



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Charente Maritime in the south. The Atlantic coast is to the east. The local culture is quite interesting if not similar to that of Deux Sevres, Maine et Loire and Brittany.

The department is the second most popular tourist area in France when it comes to the number of visitors, so B&B and Gite businesses are a good idea for instance. Rental opportunities are high in this area and property prices are reasonable.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Comune**

Dimensione del lotto: 620 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.694.845

