



Detached House with Garden



Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 273,571.32

Location

Pays:	France
État/Région/Province:	Pays de la Loire
Ville:	Les Herbiers
Indicatif régional:	85500
Soumis:	02/12/2025

Description:

On the edge of Les Herbiers town centre, this detached house with a full basement offers a rare opportunity for a high-value investment project. Its generous proportions, abundant natural light, and well-designed layout allow for conversion into three rental units, perfectly meeting the area's demand. The living space, three existing bedrooms, and the potential for development in the basement offer ample room for customised optimisation.

Outside: the available space provides easy parking, with the added bonus of an adjacent plot of land available for purchase - a further asset to enhance the project's value.

Complete renovation work is required, presenting an ideal opportunity to create a high-quality rental property in a prime location, close to shops, schools, and services.

A rare opportunity, waiting to be realised according to your investor vision.

Good profitability expected.



Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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 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.

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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

Commun

Chambres:	3
Salle de bains:	1
Dimesions du lot:	300 m ²

Lease terms

Date Available:



IMLIX

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Contact information

IMLIX ID:

IX7.984.577

