

[Click to view MFH-PHM41802](#)

## Detached house with a gîte at the edge of the village

**Vouvant , Vendee , Western Loire**



**€295,000**

inc. of agency fees

4 Beds   2 Baths   143 sqm   1827 sqm

Detached house with gîte and a large garden situated the edge of a popular village of the Vendée.

### At a Glance

<b>Reference</b>	MFH-PHM41802	<b>Near to</b>	Fontenay	<b>Price</b>	€295,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	143 sqm
<b>Land</b>	1827 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This spacious house in good condition with a separate guest house is set in a 1800 sqm plot near Vouvant in the Vendée.

The property offers 143 sqm of living space and includes an entrance on the garden side, a WC under the stairs, a sitting room/3rd bedroom, a lounge with a fireplace, wood stove, and a vaulted cellar below, an open kitchen connected to the dining room and south-facing terrace, a utility room, and a boiler room.

*Upstairs*, there are two bedrooms of 15 sqm each and a bathroom with a WC, bathtub, and shower. The property is heated by wood and fuel, and has mains drainage. There are beautiful views towards the lake, as well as a 45 sqm wooden outbuilding.

Additionally, there are adjoining outbuildings, a workshop with an attic, and a *separate guest house* with its own entrance, a kitchen-living room, a bedroom, and a shower room.

The property is in a great location for guests as it is in easy access to the village and its amenities.

### Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Lake or River View?	✓

### And Before You Ask

Condition:	Very good
Heating System:	Central heating (oil)
Drainage:	Connected to mains town system

### Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	4
New Home?	No
Bathrooms	2
Price	€295,000

### Key Information

Internal Area:	143 sqm
Land Area:	1827 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1
Has a Garden	Yes

### Location: Western Loire





## Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved