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## 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

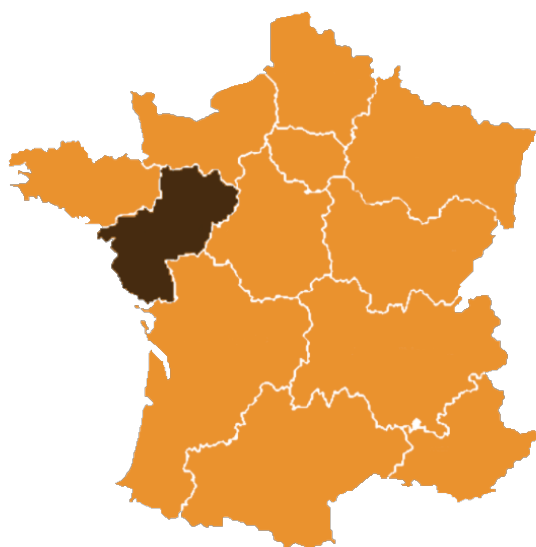
## Summary

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







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**C. BAUER – Sunday Times**

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