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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

| | | | | | |
|------------------|--------------|----------------|----------|------------------|----------|
| Reference | MFH-PHM41802 | Near to | Fontenay | Price | €295,000 |
| Bed | 4 | Bath | 2 | Hab.Space | 143 sqm |
| Land | 1827 sqm | Pool | No | Land Tax | 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 |

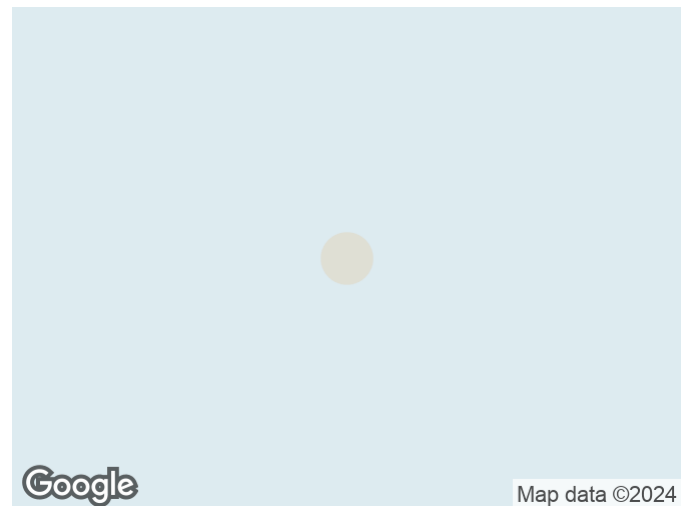
Summary

| | |
|----------------|------------------------|
| 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



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