

High quality barn conversion with potential

Vouvant, Vendee, Western Loire



At a Glance

Reference MFH-PHM42401	Near to Fontenay	Price €235,000
Bed 2	Bath 1	Hab.Space 95 sqm
Land 1731 sqm	Pool No	Land Tax N/A

Property Description

This high-quality barn conversion, located on the edge of a village, was partially finished in 2023 and offers over 90 sqm of living space. The property sits on a plot of about 1500 sqm with three additional old buildings, providing potential for expansion.

The entrance hall features a spiral staircase leading to a master bedroom, while the lower level includes a shower room, a separate toilet, and the main living room with a separate entrance, wood-burning stove, and a mezzanine floor serving as a second bedroom or study, accessed by another spiral staircase. The house boasts

exposed beams, original stone walls, and marble flooring. The kitchen and dining room overlook the garden. State-of-the-art insulation, including hemp-based wall insulation, results in an energy performance rating of C, making the house cost-effective and easy to heat. Additionally, the property includes a large attached garage with a concrete floor and other parts of the original barn, offering potential for future development.

The location provides easy access to village amenities, as well as the nearby forest and lakes, which are popular among tourists and residents.

Environment & Surroundings		And Before You Ask		
Near to Shops?	\checkmark	Condition:	Immaculate	
Near to Schools?	✓	Heating System:	Wood burner system	
		Drainage:	Connected to mains town system	
Summary		Key Information		
Property type:	Village house	Internal Area:	95 sqm	
Bedrooms:	2	Land Area:	1731 sqm	
Bathrooms	1	Floor:	2	
Price	€235,000	How many Outbuildings:	3	
		Number of Fireplaces:	1	

Has a Garden

Yes

Location: Western Loire

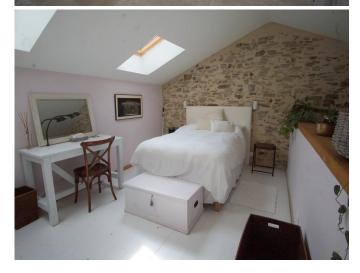


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