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## High quality barn conversion with potential

Vouvant , Vendee , Western Loire



**€235,000**

inc. of agency fees

2 Beds   1 Baths   95 sqm   1731 sqm

High quality barn conversion and outbuildings with development potential located in easy access to the village with shops and services.

### At a Glance

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

Near to Shops? ✓  
Near to Schools? ✓

### And Before You Ask

Condition: Immaculate  
Heating System: Wood burner system  
Drainage: Connected to mains town system

### Summary

Property type: Village house  
Bedrooms: 2  
Bathrooms: 1  
Price: €235,000

### Key Information

Internal Area: 95 sqm  
Land Area: 1731 sqm  
Floor: 2  
How many Outbuildings: 3  
Number of Fireplaces: 1  
Has a Garden: Yes

### Location: Western Loire





## Gallery











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