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## Wonderful views over the old village

Vouvant , Vendee , Western Loire



**€257,500**

inc. of agency fees

2 Beds 1 Baths 107 sqm 2428 sqm

This single-storey house with a large garden and triple garage boasts wonderful views over one of France's most beautiful villages.

### At a Glance

<b>Reference</b>	MFH-PHM42403	<b>Near to</b>	Fontenay	<b>Price</b>	€257,500
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	107 sqm
<b>Land</b>	2428 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This single-storey house is situated on the heights, offering a magnificent view of the medieval village. The property comes with a triple garage and 2428 sqm of land, providing easy access to local village services, as well as the nearby forest and lakes.

The house offering 107 sqm of living space is in good condition and has been completely refreshed over the last 5 years, with only sanitation work remaining. The 27 sqm main room features a fitted kitchen open to the living and dining area, offering breathtaking views of the village. Additionally, there is a back kitchen, a

small living room/office, and a 25 sqm large living room with a winter garden to the south.

The property also includes two bedrooms, a bathroom with a walk-in shower, and a toilet. Charming plaster mouldings, cast iron radiators, and beautiful parquet flooring add authenticity to the home. The oil-fired boiler is housed in a cellar under the bathroom.

*Ideally located within a 10-minute walk from one of France's most beautiful villages.*

## Environment & Surroundings

Near to Shops? ✓  
Near to Schools? ✓

## And Before You Ask

Condition: Very good  
Heating System: Central heating (oil)  
Drainage: Septic tank needs updating

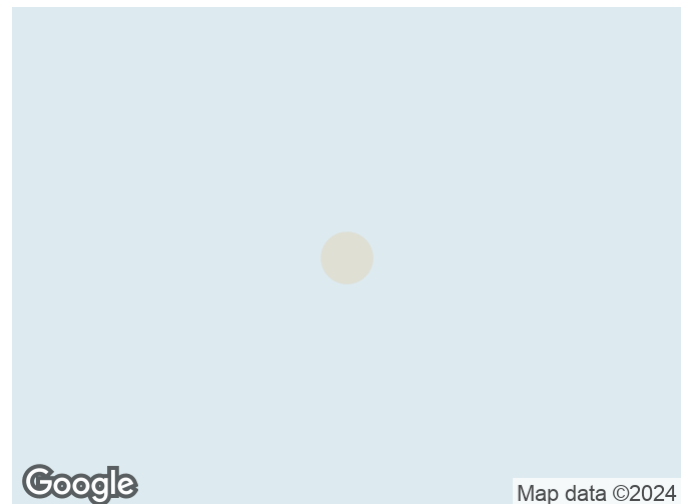
## Summary

Property type: House  
Bedrooms: 2  
New Home? No  
Bathrooms: 1  
Price: €257,500

## Key Information

Internal Area: 107 sqm  
Land Area: 2428 sqm  
Floor: 1  
Has a Garden: Yes

## Location: Western Loire



# Gallery







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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.

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