

[Click to view MFH-PHM42403](#)

## 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

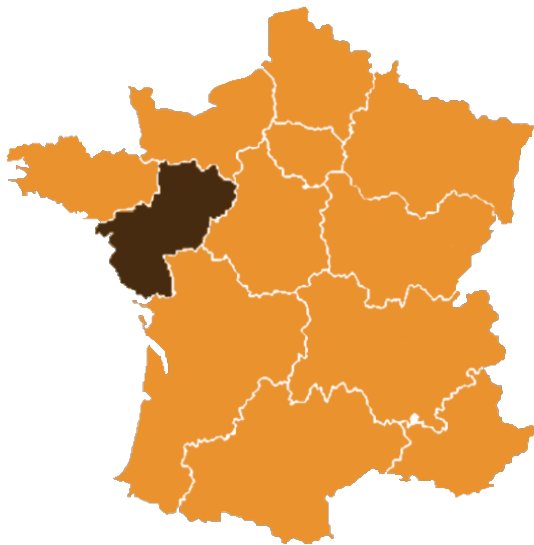
## Summary

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











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates