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Character home with a small gîte in the Vendée

Vouvant , Vendée , Western Loire



€334,750

inc. of agency fees

4 Beds 2 Baths 200 sqm 995 sqm

Spacious character stone house in a quiet hamlet, renovated to high standards, with a large stone outbuilding and an independent garden.

At a Glance

Reference	MFH-PHM42402	Near to	Fontenay	Price	€334,750
Bed	4	Bath	2	Hab.Space	200 sqm
Land	995 sqm	Pool	No	Land Tax	N/A

Property Description

This spacious 200 sq.m stone house is located in a quiet hamlet, offering character and comfort. The property is in easy access to the services of the local village, as well as the nearby forest and lakes. The house has been renovated to high building standards over the last 10 years and has features that make it suitable for gîte rentals. In addition, there is an independent garden that provides parking space and an ideal recreation area.

The main house features a south-facing kitchen-living room of 27 sq.m with a fitted kitchen, dining area, and

a utility room with a separate WC. From the kitchen, a stone archway leads to a dining hall of 38 sq.m, which has double stairways leading to a cozy mezzanine lounge and study. There is a huge family bathroom, an independent bedroom, and a second bedroom with an ensuite shower and WC in the east wing.

The property also includes an apartment to let, with a separate entrance from the courtyard. The 28 sq.m gîte offers a fitted kitchen, dining and sitting areas, a bathroom, WC, and a double bed. There is also an additional ground-floor bedroom of 20 sq.m with an ensuite that can be added to the apartment or used as a third bedroom for the main house.

Outside, a large 118 sq.m garage barn is located across a gravelled yard, and the main garden of 615 sq.m provides parking space for several vehicles, as well as a BBQ terrace and beautiful views to the southwest. The village is accessible within a 10-minute walk.

Environment & Surroundings

Near to Shops? ✓
Near to Schools? ✓

And Before You Ask

Condition: Good general condition
Heating System: East
Drainage: Septic up to norms

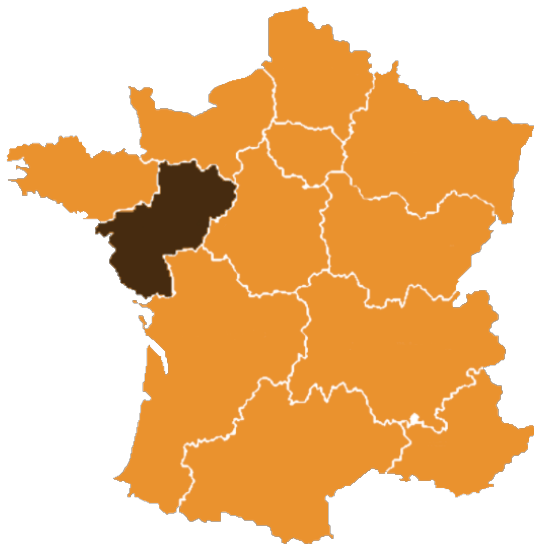
Summary

Property type: Village house
Bedrooms: 4
New Home? No
Bathrooms: 2
Price: €334,750

Key Information

Internal Area: 200 sqm
Land Area: 995 sqm
Floor: 2
Number of Fireplaces: 1
Has a Garden: Yes

Location: Western Loire



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