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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

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

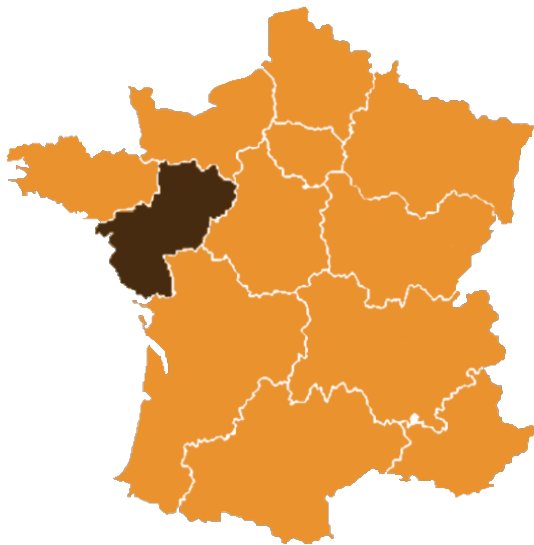
## Summary

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





# Gallery















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**C. BAUER – Sunday Times**

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