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## Wonderful views over the lake

Vouvant , Vendee , Western Loire



€260,000

inc. of agency fees

3 Beds   2 Baths   148 sqm   894 sqm

Charming house with a garage for sale in the Vendée with stunning views of the lake and tower, close to all amenities.

### At a Glance

**Reference** MFH-PHM43701

**Near to** Fontenay

**Price** €260,000

**Bed** 3

**Bath** 2

**Hab.Space** 148 sqm

**Land** 894 sqm

**Pool** No

**Land Tax** N/A

### Property Description

This detached house, immediately habitable with 150 sq.m of living space with a garage set on a 894 sq.m plot, is conveniently located close to all amenities.

On the ground floor, you'll find a kitchen with a worktop, sink, and gas hob, a dining room measuring 6m x 4m, a wooden staircase, a shower room with WC, and a living room featuring a fireplace and wooden floor. Direct access to the garden to the west is provided via a terrace covered with wisteria.

*Upstairs* is a bedroom of 24 sq.m and two additional bedrooms, each measuring 10 sq.m. The property offers views of the lake and the tower with its ramparts. A room measuring 4m by 12m, overlooking the lake to the south, presents great potential.

Additionally, there is a garage, boiler room, and cellar to the north. The property is equipped with an air-water heat pump installed in 2022.

*Pleasant access on foot to the tourist town makes this home an ideal choice for those seeking convenience and charm.*

### Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Lake or River View?	✓

### And Before You Ask

Exposure:	South-west
Condition:	Good general condition
Heating System:	Heat pump central heating
Drainage:	Connected to mains town system

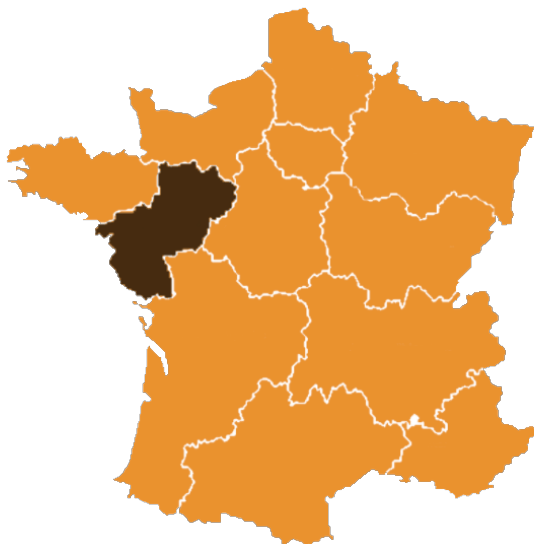
### Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€260,000

### Key Information

Internal Area:	148 sqm
Land Area:	894 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1
Has a Garden	Yes

### Location: Western Loire





## Gallery











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**C. BAUER – Sunday Times**

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