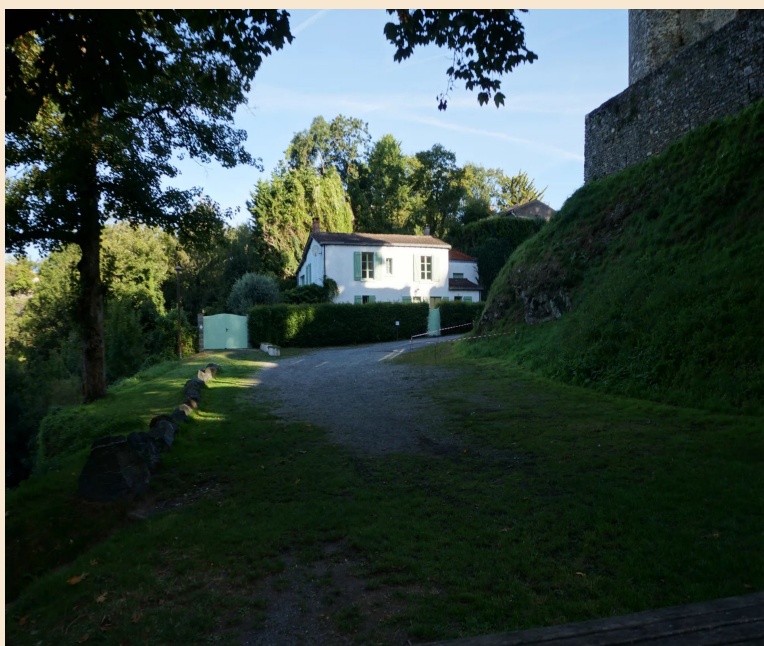


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Wonderful views over the lake

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



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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.

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C. BAUER – Sunday Times

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