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## Spacious Family House with a Gite and Views in the Vendée

Vouvant , Vendee , Western Loire



**€274,000**

inc. of agency fees

5 Beds   2 Baths   182 sqm   2787 sqm

Discover this spacious family house with gîte and a large garden in walking distance to shops and amenities in the Vendée.

### At a Glance

<b>Reference</b>	MFH-PHM45001	<b>Near to</b>	Fontenay le Comte	<b>Price</b>	€274,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	182 sqm
<b>Land</b>	2787 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This expansive south-facing house, built in 1976 offers over 180 square meters of living space, including a ground-floor apartment. This home is both comfortable and bright, recently renovated, and perfect for modern living. Practical amenities include a laundry room, cellar, and a large garage workshop with an electric gate.

The entrance opens to a welcoming 15 square meter hall, leading to a dining room with two French windows

that open onto a covered terrace facing southeast. Enjoy views of the iconic Mélusine tower from this inviting space. The modern and well-equipped kitchen ensures culinary convenience, while the north-facing living room offers breathtaking views of the Vendée hills.

*Upstairs*, you'll find four spacious bedrooms, each measuring 15 square meters, along with a bathroom and WC. The ground floor features a self-contained apartment with a kitchen-living room, shower room, WC, and one bedroom, ideal for guests or extended family.

The property sits on a generous 2,787 square meter plot, part of which is buildable, offering potential for future expansion.

Located just 500 meters from the shops of Vouvant, this home combines convenience with tranquillity, making it an excellent choice for both full-time living and holiday retreats.

## Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

## And Before You Ask

Exposure:	South
Condition:	Very good
Heating System:	Central heating (oil)
Drainage:	Connected to mains town system

## Summary

Property type:	Countryside house
Bedrooms:	5
New Home?	No
Bathrooms	2
Price	€274,000

## Key Information

Year Built:	1976
Internal Area:	182 sqm
Land Area:	2787 sqm
Floor:	2
Has a Wine Cellar	Yes
Has a Garden	Yes

## Location: Western Loire



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**C. BAUER – Sunday Times**

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