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Village property with views over the lake

Vouvant , Vendee , Western Loire



€170,000

inc. of agency fees

2 Beds 1 Baths 120 sqm 1081 sqm

Village house near amenities with a workshop, outbuildings and wonderful views over the Vouvant lake in the Vendée.

At a Glance

Reference MFH-PHM50704

Near to Vouvant

Price €170,000

Bed 2

Bath 1

Hab.Space 120 sqm

Land 1081 sqm

Pool No

Land Tax N/A

Property Description

This delightful village house, offering approximately 120 sqm of living space is set on a private plot of 1,081 sqm with views overlooking the lake. The property is designed to blend comfort with functionality, making it an ideal retreat or year-round residence.

THE ACCOMMODATION

On the ground floor, a beautifully fitted oak kitchen opens into the dining and living room, complete with an

insert fireplace.

Upstairs, the convertible attic provides flexible living options, and the roof has been recently renovated for peace of mind. A corridor leads to a charming summer kitchen, which opens onto a south-facing terrace—perfect for enjoying the sunshine and lake views. This level also includes a bathroom, WC, and two spacious bedrooms measuring 12 sqm each.

Additionally, there is a boiler room with an oil boiler, a workshop, and outbuildings for extra storage or hobbies.

OUTSIDE

The south-facing land features a terrace and parking area, with direct access to the lake for strolls or water activities. The property also includes a non-adjoining vegetable garden, ideal for growing your produce.

It is conveniently located, all shops are within walking distance, ensuring easy access to daily amenities.

This village house is ideal for those seeking a tranquil lifestyle close to a lake, and a lively village.

Environment & Surroundings

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

And Before You Ask

Condition:	Needs decoration work
Heating System:	Central heating (oil)
Condition of Roof:	Recent
Drainage:	Connected to mains town system

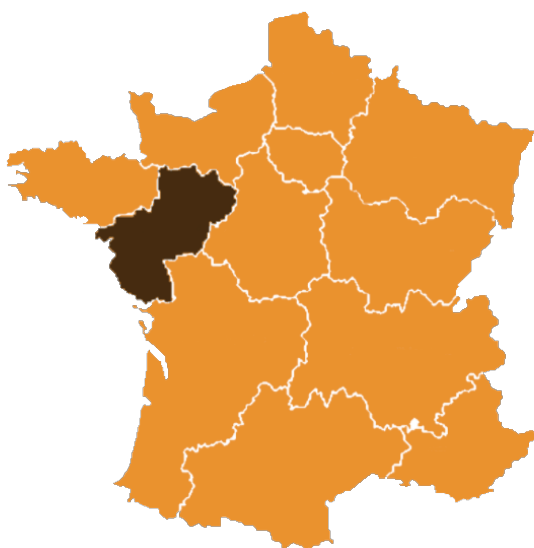
Summary

Property type:	Village house
Bedrooms:	2
New Home?	No
Bathrooms	1
Price	€170,000

Key Information

Internal Area:	120 sqm
Land Area:	1081 sqm
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	1
Has a Garden	Yes
Has a Terrace?	Yes

Location: Western Loire



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