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## Detached house with a gîte at the edge of the village

Vouvant , Vendee , Western Loire



**€295,000**

inc. of agency fees

4 Beds 2 Baths 143 sqm 1827 sqm

Detached house with gîte and a large garden situated the edge of a popular village of the Vendée.

### At a Glance

Reference MFH-PHM41802

Near to Fontenay

Price €295,000

Bed 4

Bath 2

Hab.Space 143 sqm

Land 1827 sqm

Pool No

Land Tax N/A

### Property Description

This spacious house in good condition with a separate guest house is set in a 1800 sqm plot near Vouvant in the Vendée.

The property offers 143 sqm of living space and includes an entrance on the garden side, a WC under the stairs, a sitting room/3rd bedroom, a lounge with a fireplace, wood stove, and a vaulted cellar below, an open kitchen connected to the dining room and south-facing terrace, a utility room, and a boiler room.

Upstairs, there are two bedrooms of 15 sqm each and a bathroom with a WC, bathtub, and shower. The property is heated by wood and fuel, and has mains drainage. There are beautiful views towards the lake, as well as a 45 sqm wooden outbuilding.

Additionally, there are adjoining outbuildings, a workshop with an attic, and a *separate guest house* with its own entrance, a kitchen-living room, a bedroom, and a shower room.

The property is in a great location for guests as it is in easy access to the village and its amenities.

### Environment & Surroundings

Near to Shops? ✓

Near to Schools? ✓

Lake or River View? ✓

### And Before You Ask

Condition: Very good

Heating System: Central heating (oil)

Drainage: Connected to mains town system

### Summary

Property type: Chambre d'Hote or Gite

Bedrooms: 4

New Home? No

Bathrooms 2

Price €295,000

### Key Information

Internal Area: 143 sqm

Land Area: 1827 sqm

Floor: 2

How many Outbuildings: 1

Number of Fireplaces: 1

Has a Garden Yes

### Location: Western Loire





## Gallery











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**S. and L. BROWN**



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