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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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S. and L. BROWN



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