



2/3 detached house, Vouvant, Vendee



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 323,793.45

Posizione

Nazione:	France
Stato / Regione / Provincia:	Pays de la Loire
Città:	Vouvant
Cap:	85120
Pubblicato:	29/06/2024

Descrizione:

Spacious detached house within walking distance of the shops, cafés and restaurants in the medieval town of Vouvant has 4 bedrooms in total. 2-3 bedrooms in the main house, depending on your preferred layout, and an independent 1-bed gite. The garden is lawned and views stretch to the nearby lake and river.

There is a total 143m2 habitable space. Here's the layout:

Ground floor



Entrance hall

Pretty, open plan kitchen / dining room that opens to the south facing garden terrace

Sitting room with fireplace & wood-burning stove

Sitting room 2 or ground floor bedroom

WC

Utility room

Boiler room

Vaulted cellar

First floor:

Bedroom 2 - 15m²

Bedroom 3 - 15m²

Family bathroom with shower and bath



Gite

Independent entrance

Kitchen/living room area

Bedroom 4

Shower room

The house has mains drainage and heating comes from the wood-burning stove and oil heating system.

Outside:

The garden covers 1800m² and is predominantly lawned and low-maintenance, but the views stretch over towards the meandering river and lake. There is an adjoining outbuilding that houses a workshop with attic space. There is also a wooden outbuilding for storage.

Location:



The property is situated just the other side of the river from the medieval town of Vouvant which is about a 10 minute walk. The town has a good selection of shops, restaurants and an excellent weekly market. Vouvant is officially classified by the French government as one of the most beautiful villages in France. Surrounded by lovely countryside and far-reaching views, this is an area with lots to explore. The nearby forest and lakes are ideal for walking and water-based sports.

At a glance:

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Habitable space: 143m²

Plot size: 1800m²

Taxe foncière: €TBC

DPE rating: E

Broadband: Yes

Heating: Wood-burner & fuel heating



Drainage: Mains drainage

Neighbours: Nearby

Distance to shops: Walking distance

Distance to coast: 45mins

Distance to ferry port: 3hr St Malo

Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.

Information on the risks to which this property is exposed is available on the Géorisks website:

Comune

Camere da letto:	4
Bagni:	2
Finito piedi quadrati:	143 mq
Dimensione del lotto:	1800 mq

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/PFYR-T187180/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1027-9380a



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