LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34511NHA85 Price: 299 600 EUR

agency fees included: 7 % TTC to be paid by the buyer (280 000 EUR without fees)

Renovated with distinctive flair, this 4 bed property boasts a unique charm that sets it apart.







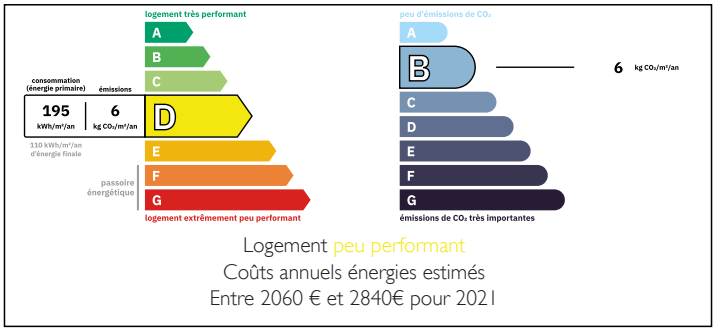








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2060 € et 2840€ pour 2021

INFORMATION

Town:	Vouvant
Department:	Vendée
Bed:	4
Bath:	4
Floor:	200 m2
Plot Size:	995 m2

IN BRIEF

An exceptional opportunity to own a unique property in Vouvant, a historic village with over a millennium of charm. This versatile home offers 4/5 bedrooms, two stone barns, and stunning village views. Ideal as a holiday retreat or spacious family home with gîte potential. It features 4 bathrooms (one with a bath, others with showers), a modern kitchen with a log burner, and a utility room with a WC.

The highlight is the double-height living room with a mezzanine, which could serve as a fifth bedroom, boasting unique architecture and a large log burner. Outside, a low-maintenance terrace offers a peaceful dining space. One barn has been converted into an entertainment area, while the other, retaining original features, serves as a music room.

Perched above Vouvant, the property is close to amenities, including shops, restaurants, and a school.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

DESCRIPTION

The house comprises -
on the ground floor :
KITCHEN/DINING AREA (23m²) with log burner
LIVING ROOM (45m²) again with a log burner,
BEDROOM 1 (15m²) with ensuite shower room (4m²), door to courtyard at the front
BEDROOM 2 (33m²) again with an ensuite shower room (4m²) and door to the courtyard, this room also has a kitchenette and living/dining space meaning it could be rented as an independent gîte
UTILITY ROOM (6m²) having door to courtyard, plumbing for washing machines
WC (2m²)

on the first floor :
MEZZANINE (18m²) lounge area with space for an office
BATHROOM (15m²) with roll top bath, separate shower, washbasin and wc
BEDROOM 3 (13m²)
BEDROOM 4 (22m²) with ensuite shower room (4m²)

There are exposed stone walls, beams and many, many original and one off features.

OUTSIDE
Large BARN (120m²) used for entertaining, storage etc
COURTYARD (24m²) enclosed and gated.

On the opposite side of the lane is a small OUTBUILDING and the GARDEN (615m²) with countryside views. Here there is water and drainage. A summer house and decking.

SEPTIC TANK installed 2014. There is a mixture of single and double-glazed windows. HEATING by electric radiators and the log burners.

Vouvant is 1km/15 minutes on foot or 1.6km/3 minutes by car.
La Rochelle is 70km and Nantes 128km.