LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38441JDY85 Price: 98 890 EUR

agency fees to be paid by the seller

Cute cottage in a beautiful medieval village















INFORMATION

Town:	Vouvant
Department:	Vendée
Bed:	1
Bath:	0
Floor:	44 m2
Plot Size:	30 m2

IN BRIEF

In the heart of the beautiful medieval village of Vouvant, one of the prettiest villages in France. Walking distance of shops, cafés and restaurant. Within an hour's drive of La Rochelle and glorious Vendéen beaches.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38441JDY85 Price: 98 890 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

This cute and unusual cottage offers the chance of a great weekend retreat in a beautiful village. Close to the river and old bridge this stone house has parking for a small car and some outside space which benefits from lovely views.

The property requires renovation but work has already been carried out. A wc and hand basin have been brought into the house and a shower cabin installed in the bedroom. The electricity installation has been upgraded and a wood burner installed in the lounge for heating.

The property is laid out as follows;
The ground floor door opens into the kitchen. There is a sink and some freestanding cupboards.
Steps lead to the next level and into the lounge which has a chimney and wood burning stove. A door leads onto the terrace which is the roof of the garage/store.
To the rear of the building is a door to the wc with hand basin, and a small hallway with stairs to the attic.
Stairs from the lounge go to the next half level where you find the double bedroom which has a sink and shower cubicle as well as a fitted wardrobe.
There is a useful attic which has restricted head height. It could provide a temporary bedroom.
Outside is a gate to a small courtyard garden and a side door into the garage/workshop
---
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr