LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47222NHA85 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

Light-Filled Former Schoolhouse with Character in the Heart of Vouvant

EXCLUSIVE















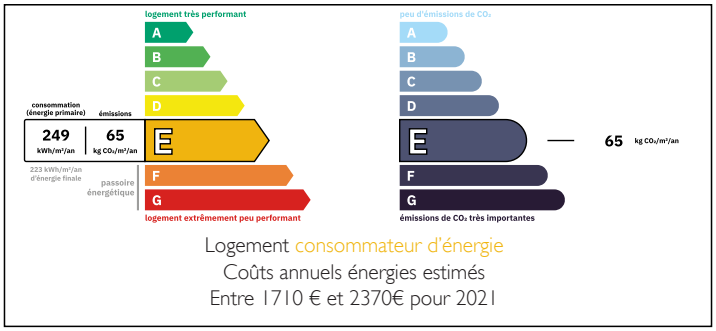
INFORMATION

Town:	Vouvant
Department:	Vendée
Bed:	3
Bath:	2
Floor:	94 m2
Plot Size:	131 m2

IN BRIEF

A beautifully modernised former schoolhouse offering bright, spacious accommodation with high ceilings, three bedrooms and easy walking access to the centre of Vouvant, classed as one of France's prettiest villages.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1710 € et 2370€ pour 2021

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.

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47222NHA85 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**430 EUR**
Taxe habitation:	**630 EUR**

NOTES

DESCRIPTION

This charming former schoolhouse combines period character with modernised interiors, high ceilings and bright, generously proportioned rooms. Ideally situated within walking distance of the centre of Vouvant, recognised as Les Plus Beaux Villages de France and a designated Petites Cités de Caractère.

The property opens into a central entrance hall (9m²), leading to a large and welcoming lounge (18m²) with patio doors opening onto a side terrace (41m²). The spacious kitchen (18m²) provides plenty of room for family living and leads through to a useful utility room (4m²), with a back door opening onto a back terrace (22m²). A separate WC (3m²) completes the ground floor.

Upstairs, the central landing (8m²) provides access to three bedrooms (13m², 9m², 8m²). The principal bedroom benefits from its own en-suite shower room (5m²), while a separate family shower room (3m²) serves the remaining bedrooms.

Below the house, a cellar provides useful storage and houses the oil-fired boiler.

The property offers a wonderful combination of village living, character features and practical modern accommodation, with the cafés, shops and amenities of Vouvant conveniently close by.

Location and Distances

Ideally positioned within walking distance of the historic centre of Vouvant, with local shops, bakery, cafés, restaurants and pharmacy all close by. La Châtaigneraie, with larger supermarkets and additional amenities, is approximately 12 km away, while Fontenay-le-Comte is around 15 km.

The beautiful Mervent area is approximately 9 km away and the Marais Poitevin around 20 km. Puy du Fou is approximately 46 km away.