

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



INFORMATION

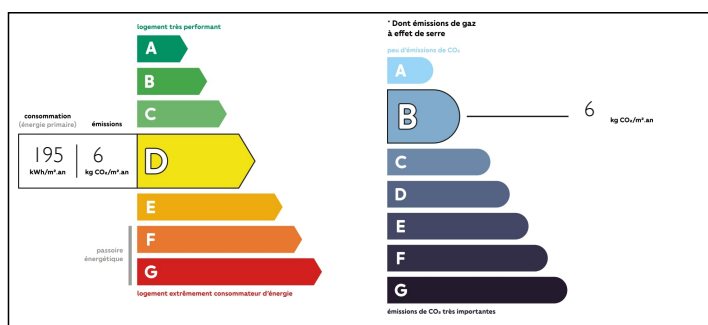
Town:	Vouvant
Department:	Vendée
Bed:	4
Bath:	4
Floor:	200 m2
Plot Size:	995 m2

IN BRIEF

This property is situated near the enchanting village of Vouvant, renowned as one of the prettiest villages in France. Featuring 4 bedrooms and a stunning living room, it is adorned with distinctive and original touches, promising a truly unique living experience.



ENERGY - DPE



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.



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 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 or 15 minutes on foot or 1.6km 3 minutes by car.

La Rochelle is 70km and Nantes 128km.

NOTES