

UNDER OFFER 3 bed bungalow with garage, terrace, garden and pool in a medieval village with lovely views.

## EXCLUSIVE



## INFORMATION

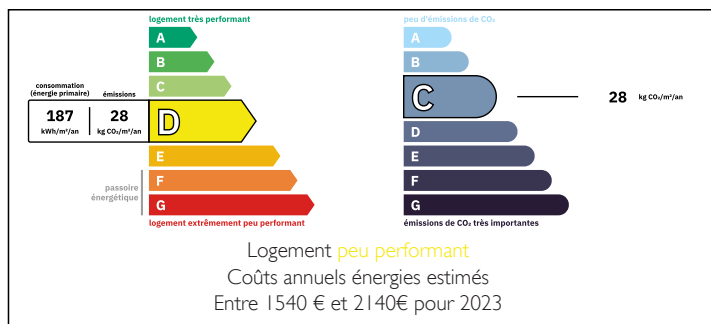
Town:	Vouvant
Department:	Vendée
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	925 m2



## IN BRIEF

Built in 1997 this well maintained bungalow is in Vouvant, one of the prettiest villages in France. Amenities are close by, and it is only 8 kms from the town of La Chataigneraie. Fontenay-Le-Comte, the historic capital of the Vendée is only 17 kms drive and the beautiful port of La Rochelle is an hour's drive.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Situated on a small development with views over farmland to the rear. This lovely bungalow is laid out as follows;

Entrance hall

Lounge with a chimney insert which opens onto the fitted kitchen. Patio doors on 2 walls. 35,45 m<sup>2</sup>

A corridor leads to 3 bedrooms, ( 10,5, 9,5, 9 m<sup>2</sup>) 2 of which have built in wardrobes and look over the rear of the house.

Bathroom with bath and shower.

WC.

Utility room which leads into the large attached garage.

There is a sliding gate on the entrance and the property is enclosed.

There is a terrace all around the house and further parking space.

Semi-in-ground pool, with a wooden decked area around it, benefitting from the views over the countryside.

Garden

Garden shed

Main drains

Double glazing, oil fired central heating and wood burning insert.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>