

Ref: A37446JDY85

Price: 330 000 EUR

agency fees to be paid by the seller

Renovated detached cottage, in a quiet location near the river, in a sought after Medieval village.



# INFORMATION

Town: Vouvant

Department: Vendée

Bed: 2

Bath: 2

Floor: 112 m2

Plot Size: 1360 m2







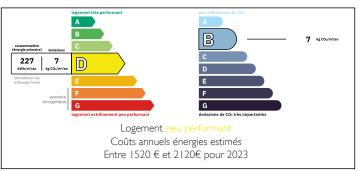
#### IN BRIEF

Situated in the stunning medieval village of Vouvant this property is within walking distance of all the facilities on offer. The town of La Chataigneraie is approx 8 km away and Fontenay-Le-Comte, the ancient capital of the Vendée is approx 14km. La Rochelle and beautiful Vendée beaches are within an hour's drive. Three airports are within 90 minutes. MORE PHOTOS AVAILABLE





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.

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





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### LOCAL TAXES

Taxe foncière: 269 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

This beautifully presented stone detached cottage has been completely renovated with quality fittings. It is set on a quiet lane on the edge of a beautiful medieval village, close to the river and only 5 minutes walk from the centre. There is an in/out drive and a large garden which is not overlooked and an open garage large enough for 2 cars which is attached to the house. At the rear is a glass and aluminium extension that runs the full length of the house. The interior marries traditional charm and modern comfort, offering a warm and welcoming environment.

The property is laid out as follows:

#### **GROUND FLOOR**

Main door is via the porch/ opengarage. The garage has a wood store and a small shed at the rear. Main door leads into a hall/ office (6 m2). WC at the rear with space for a washing machine.

The lounge (17m2) has a wood burner. The flooring in the lounge is quarry tiles which continue into the office/hall (6m2) next door.

The kitchen diner (27 m2) has a brick floor and a 12kw wood burning stove in the dining area. The kitchen has been built in and has Italian tile work tops. The large range cooker, a freestanding dresser and larder cupboard complete the fittings.

A door opens into the glass and aluminium extension which adds 38m2 of covered space.

#### FIRST FLOOR

The made to measure staircase leads up from the kitchen /diner to a large mezzanine...