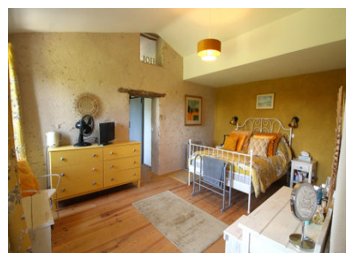
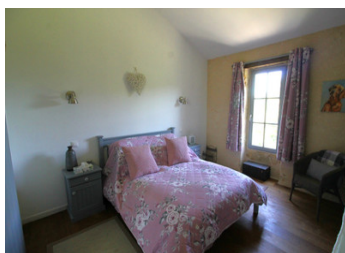


Renovated detached cottage, in a quiet location near the river, in a sought after Medieval village.



INFORMATION

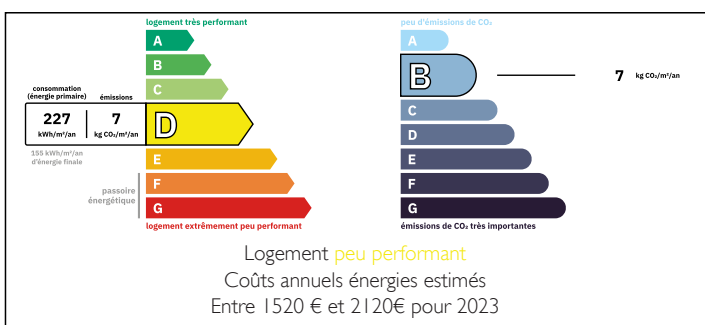
Town:	Vouvant
Department:	Vendée
Bed:	2
Bath:	2
Floor:	112 m2
Plot Size:	1360 m2



IN BRIEF

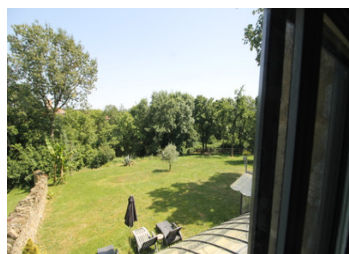
Situated in the stunning medieval village of Vouvant this property is within walking distance of all the facilities on offer. The town of La Chataigneraie is approx 8 km away and Fontenay-Le-Comte, the ancient capital of the Vendée is approx 14km. La Rochelle and beautiful Vendée beaches are within an 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.



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 conservatory in glass and aluminium 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 conservatory, which adds 38m² of covered space.

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.

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

There is a WC at the rear of the office, with a space for a washing machine.

Door to the garage.

The garage has a wood store and a small shed at the rear.

FIRST FLOOR

The made to measure staircase leads up from the kitchen /diner to a large mezzanine landing (12 m²). Plenty of room for a sofa...