

In a small town of the South Loire Valley, house 155m2 on 3 levels for family, investor, pied à terre

EXCLUSIVE

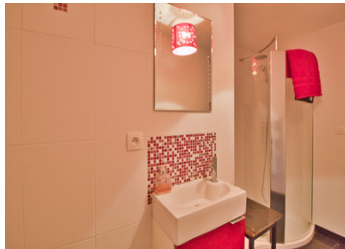


INFORMATION

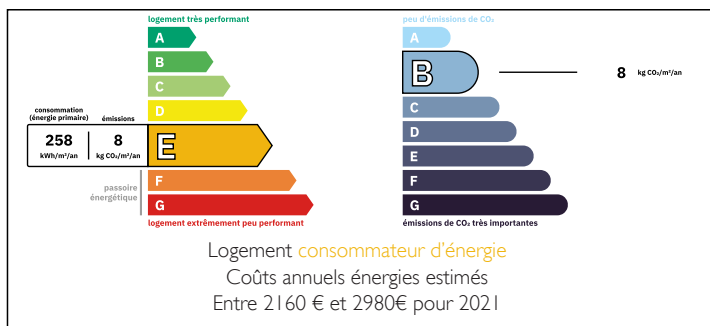
Town:	Loudun
Department:	Vienne
Bed:	4
Bath:	2
Floor:	154 m2
Plot Size:	18 m2

IN BRIEF

In the heart of the historic centre of Loudun, this former bakery has been renovated into a 3-storey house with a roof terrace.



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

Ground floor:

- entrance 6 m2
- 4m2 storage area with cellar access
- 13m2 kitchen with old baker's oven
- dining room 20 m2 with fireplace behind a partition wall
- storeroom 4.85 m2

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Old wooden staircase

1st floor:

- 7m2 tiled landing
- bathroom 9m2 with WC, shower, bath, washbasin
- bedroom 19.7m2 tiled floor, fireplace
- living room 17.3m2 wooden floor
- bedroom/study/dressing room 9m2 tiled floor

Old wooden staircase

2nd floor:

- landing with old iron staircase giving access to terrace
- new separate WC
- 16.75 m2 room that could be used as a bedroom
- 5.45 m2 shower room with shower, WC and washbasin
- office/dressing room 9 m2
- room 18m2 currently used as attic/workshop.

Terrace 18 m2, with a waterproofing issue that needs to be fixed.

TECHNICAL POINTS:

- mains drainage
- electric heating
- double glazing on the ground floor but single glazing thereafter.
- roof terrace requiring repairs

THE AREA

Primary school, collège and lycée within walking distance.

Restaurants and shops are a short walk from the house and the town offers all possible services.

The Golf de Roiffé is 15 minutes away and is very