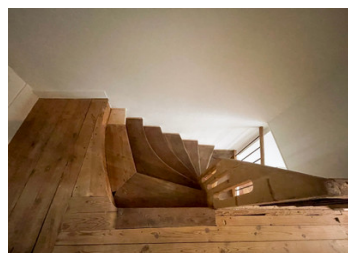
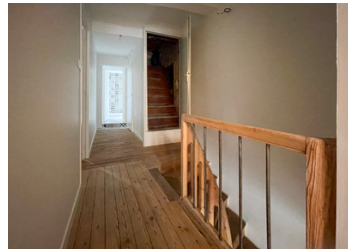


Recently renovated 2-bedroomed townhouse + courtyard, medieval heart of Thouars. Walk to bars, shops, history!



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Thouars     |
| Department: | Deux-Sèvres |
| Bed:        | 2           |
| Bath:       | 1           |
| Floor:      | 65 m2       |
| Plot Size:  | 80 m2       |



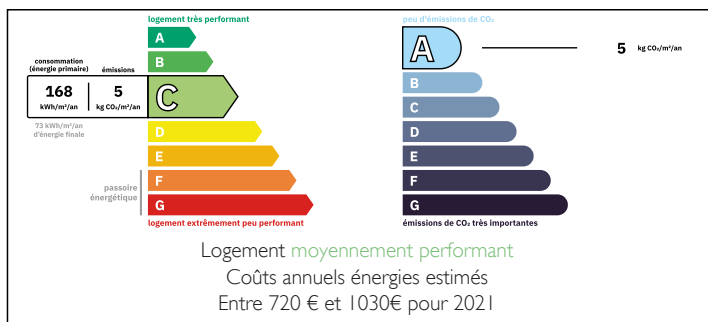
## IN BRIEF

With the interior recently renovated, this centrally-positioned mid-terrace townhouse offers Old World Charm with New Age comforts. With double glazing throughout, individual electric radiators and on mains drains, the house is bright and comfortable. Possible to connect to Fibre internet. Hidden in the ancient heart of the town, very close to the fantastic weekly market, cinema, theatre, bars, shops etc.

Thouars has a railway station which connects to Saumur (TGV), Bressuire and the summertime Beach-Trains to Sable d'Olonnes and the Vendée coast.

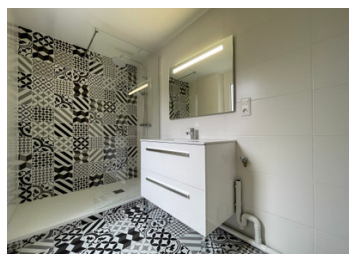
Nearest airports: Poitiers 65km, Tours 110km, Nantes 130km, La Rochelle 162km.

## 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

Situated in the centre of the medieval heart of Thouars, the house is a within a few minutes' stroll of the famous weekly market, bars, theatre and cinema, restaurants, the chateau and Museums.

Double glazed, electric heating, conforming mains drains connection.

Ground Floor:

Large open Living/dining room [30m<sup>2</sup>] with Kitchen at far end, with glazed door to small courtyard (22m<sup>2</sup>)

Upstairs:

Bedroom 1 [14m<sup>2</sup>]

Bedroom 2 [10m<sup>2</sup>]

Shower room with WC [4m<sup>2</sup>]

Stairs to Attic [approx 30m<sup>2</sup>] which could be converted to provide further accommodation, subject to planning permission.

Under the house: cellar

All measurements are approximate.

Public parking available just outside the house.

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

## LOCAL TAXES

Taxe foncière: **860 EUR**

Taxe habitation: **EUR**

## NOTES