

Stunning views from this stone property built on the ruins of an abbey. 3 bedrooms 3 shower rooms.



INFORMATION

Town:	Ranton
Department:	Vienne
Bed:	3
Bath:	3
Floor:	120 m2
Plot Size:	2130 m2

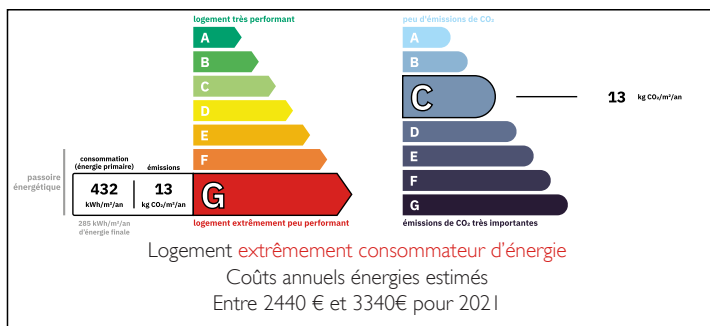


IN BRIEF

In the southern Loire Valley, at the end of a cul-de-sac leading to a footpath, come and discover this magnificent stone property set in 2130m2 of land.

Two independent guest bedrooms with shower rooms.

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

PROPERTY IN DETAIL:

Ground floor:

entrance through kitchen

- kitchen 26.50 m² fitted and equipped with wood burner, access to the terrace, staircase leads to the first floor.

First floor

-hallway to bedroom, WC, shower room, sitting room

-bedroom 18.5 m²

-separate WC

-shower room 2.30 m²

37 m² living room with wood-burning stove and access to the garden on the other side of the house.

Accessed via a terrace sheltered by a small roof:

-Laundry room 10.50m² with WC and shower

-18.50 m² bedroom with shower room and WC.

-16.20 m² bedroom with shower room and WC.

OUTBUILDINGS:

- 37m² barn used as a workshop with mezzanine.

-Garage 12 m²

-shed

Large grounds with ruins of the former abbey.

Ornamental and fruit trees.

TECHNICAL POINTS:

-single glazing

Heating by electric radiators and wood-burning stoves.

Non-compliant septic tank

THE AREA:

Situated 10km from Loudun, 16km from Thouars, both are good sized towns with shops, services, markets etc. Ranton has a beautiful chateau and other historic buildings, plenty of opportunities for walking and cycling. Saumur and Chinon are both just 30 km away. Saumur has a TGV station. Poitiers is 60km away, Tours and Angers 80km for TGV links