

In the heart of Loudun, a recently renovated tufa house with 4 bedrooms and a study, a garden and a workshop..



INFORMATION

Town:	Loudun
Department:	Vienne
Bed:	4
Bath:	1
Floor:	169 m2
Plot Size:	439 m2



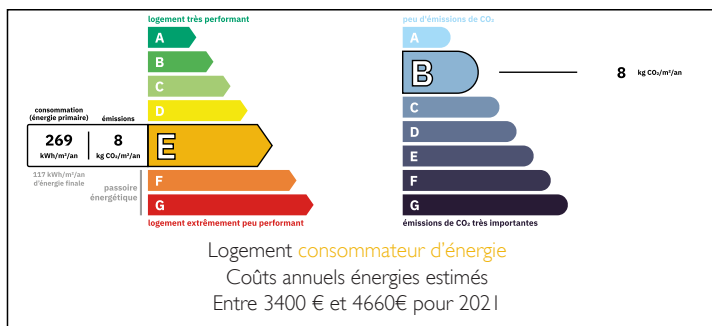
IN BRIEF

In a quiet area of Loudun, come and discover this recently renovated property, which has an enclosed garage/workshop and a pleasant-sized garden with rose bushes and trees.

The property is on 3 levels and has 4 bedrooms, 3 of which are over 15 m2 with adjoining dressing rooms.

The roof and insulation are recent. Some of the windows are also new.

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

THE PROPERTY IN DETAIL:

Ground floor:

- entrance 5 m2 with stone staircase
- 25 m2 fitted and equipped kitchen with direct access to terrace and garden.
- 7 m2 corridor leading to an independent WC, a utility room, a storeroom and a sitting room.
- 25 m2 lounge with access to terrace
- utility room 3.5 m2
- storeroom or study 10.3 m2
- WC 2 m2

1st floor

- 7 m2 corridor leading to 3 bedrooms, separate WC and bathroom,
- a 16.5 m2 bedroom with a 9 m2 dressing room
- Bedroom 10.32
- 19.2 m2 bedroom with dressing room 4.5 m2 with balcony access
- Separate WC 2.4 m2
- Bathroom 5.2 m2 with whirlpool bath and shower

2nd floor

- attic bedroom aus ol 32 m2 otherwise 17 m2 at 1.8 m
- attic 30 m2

THE OUTBUILDINGS:

- garage/workshop 25 m2
- vaulted cellar in the rock 25 m2

TECHNICAL POINTS:

- mains drainage
- Recent electric radiators
- double glazing throughout with some new windows
- new kitchen
- some roofs are new

The props supporting one wall are no longer in use; they enabled the party wall to be repaired, but the company has to come and render the wall and remove the props.