

Acoustically sound artist's house with stunning views over the Thouet valley, in the heart of Thouars.



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Thouars     |
| Department: | Deux-Sèvres |
| Bed:        | 4           |
| Bath:       | 1           |
| Floor:      | 177 m2      |
| Plot Size:  | 126 m2      |

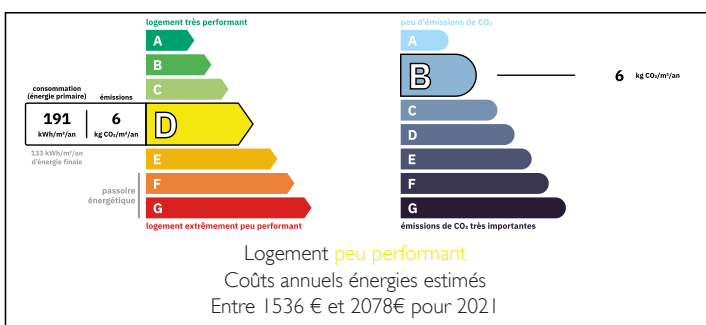
## IN BRIEF

Built in 1884 on a rocky outcrop against one of the towers of the château ramparts, majestically overlooking the Thouet valley. This exceptional residence combines historic cachet, generous volumes and remarkable potential.

Located in the heart of a town with a rich heritage and history, it will appeal to lovers of fine stonework and authenticity. Probably the secret meeting place of resistance fighters during the last wars, and now the property of a world-famous musician, this house will not leave you unmoved.



## 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: 696 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Character house with breathtaking views over the Thouet valley.

Built on a rock and majestically overlooking the Thouet valley, this exceptional house combines historic character, generous volumes and remarkable potential.

Located in the heart of a town with a rich heritage, it will appeal to lovers of fine stonework and authenticity.

From the moment you enter, the charm of the property begins, with a spacious hall and separate toilet beneath a solid oak staircase leading to the upper floors

The ground floor features a kitchen, a cosy dining room, a bright living room and a unique study set against one of the towers of the old city walls, revealing magnificent exposed stonework.

The study, living room and kitchen enjoy uninterrupted views over the valley and the Thouet, with access to a terrace-balcony that extends these spaces outwards and slopes harmoniously down to an intimate small garden.

An internal staircase from the kitchen leads to a cellar with direct access from the outside, offering great storage capacity or the possibility of additional conversion.

Upstairs, a vast corridor leads to four beautiful bedrooms, all with solid oak parquet flooring, bringing warmth and elegance to the whole.

A bathroom and separate toilet complete this sleeping area.

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