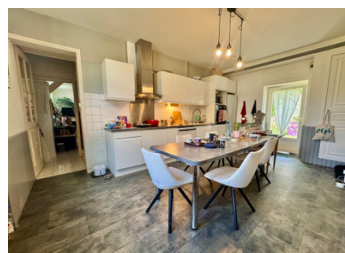


A renovated 17th century property with a garden, a light-filled workshop and in a town in the south Loire Val

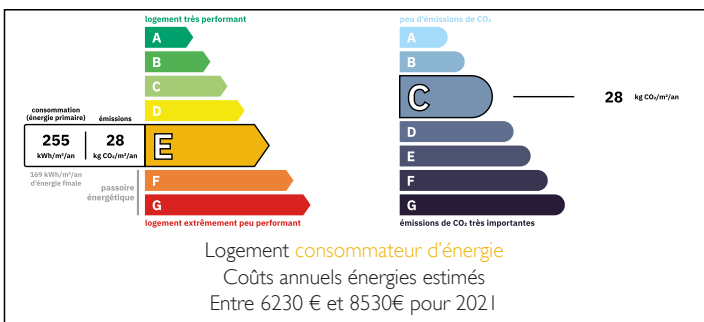


INFORMATION

Town:	Loudun
Department:	Vienne
Bed:	8
Bath:	4
Floor:	309 m2
Plot Size:	1063 m2



ENERGY - DPE



IN BRIEF

This 17th-century property comprises two adjoining houses in a town within walking distance of all amenities.

One part is currently used as a private living space, while the other is used as a guest room (B&B). However, with eight bedrooms, two lounges, two kitchens, four shower rooms and a bar area that could be used as a light-filled workshop or an additional bedroom with a shower room, it would be perfect for a family get-together or a semi-community living arrangement.

The property would be particularly suitable for older people as it can be lived in on one level.

The property boasts a lovely terrace and a fully walled garden adorned with beautiful flowers and a stunning cherry tree.

A separate courtyard provides access to three garages.

Magnificent stone staircases, terracotta floor tiles, exposed beams and a huge vaulted cellar all serve

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

THE PROPERTY IN DETAIL:

>>Ground floor:

-Entrance (20 m²), tomettes

*On the right:

-Living room (16 m²), oak parquet floor

- En-suite bedroom (17 m²) with oak parquet flooring and access to a small terrace

- 5 m² shower room with WC and shower

*On the left:

- Kitchen (20 m²) with external door and door to cellar

- Laundry/boiler room/store room

- room 29 m² currently used as a bar with a water point, an entrance from the street and a WC. There is also access to a 21 m² covered terrace.

*Opposite:

- Kitchen (20 m²) with access from both sides

- lounge 26 m² exit to courtyard

- bedroom 12 m² with shower room

-WC

- 3 m² dressing room

>>Upstairs, accessed via a stone staircase starting from the entrance:

- Landing (1 m²)

*On the right:

Small flat:

-Entrance: 3 m²

- Bedroom : 12 m²

- Bedroom : 19 m²

couloir: 1,5 m²

- Shower room: 4.8 m²

-Bedroom 10 m²

*On the left:

- Door providing access to a staircase leading to a convertible attic measuring approx. 50 m² and divided into sections.

>>Upstairs by a wooden staircase between the kitchen and living room.

- Landing: 1 m²

*On the right:

- bedroom 18 m² with a stone fireplace.

*On the left:

- corridor 13 m² leading to:

LOCAL TAXES

Taxe habitation:

EUR

NOTES