

Loudun, house offering multi-possibilities. Ideal for family living, professional practice or 3 apparts.



INFORMATION

Town:	Loudun
Department:	Vienne
Bed:	6
Bath:	2
Floor:	180 m2
Plot Size:	834 m2



IN BRIEF

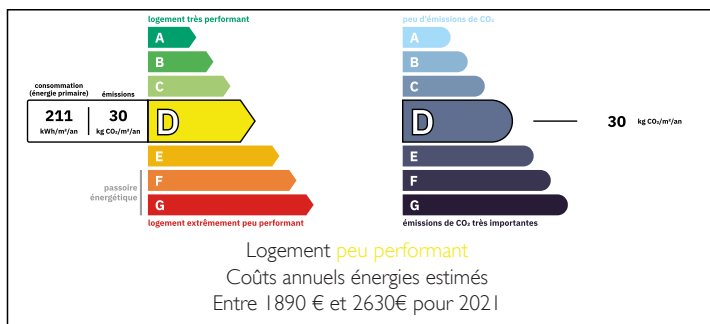
In a housing estate in Loudun, come and discover this house built in 1975/77 with a partially converted basement.

Currently used as a large house with a basement, it has two bedrooms on the ground floor and three upstairs.

There are three separate entrances, offering multiple possibilities for conversion. After some work, the basement could be used for a professional activity or to accommodate a person with reduced mobility.

It could also be considered as a rental investment, divided into three separate dwellings.

ENERGY - DPE



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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

PROPERTY DETAILS:

Six steps lead up to the entrance of this property.

>>Ground floor

- Entrance hall 5.6 m² with large cupboard
- Corridor 5 m² with large cupboard
- Living/dining room 23 m² with open fireplace, bay window opening onto the terrace, accessed from the entrance hall or via the corridor near the kitchen
- 11 m² fitted kitchen
- WC with washbasin
- 6.5 m² bathroom
- 15 m² bedroom with cupboard
- 11 m² bedroom with cupboard

From the hallway, door with stairs leading to the basement and door with stairs leading to the upper floor.

-10 m² veranda with heating. Stairs leading directly to the garden. This veranda could be used as the entrance to the first-floor apartment if the property were to be divided into apartments.

>>First floor:

- Landing 5.60 m²
- Bathroom with toilet (macerator toilet)
- Bedroom 12.4 m²
- Bedroom 12 m²
- Bedroom 16.3 m²
- Attic approx. 20 m² which could be converted into a kitchen.

>>Basement

- garage 22.5 m²
- entrance hall 3.5 m²
- office 8.25 m²
- pantry 5 m² with small cellar underneath
- WC with washbasin
- old kitchen/laundry room 8 m²
- bedroom 11 m² with washbasin
- large boiler room 24 m²
- corridor 3.7 m²
- hallway 5.4 m²
- workshop with barbecue 14.7 m²

NOTES