

**UNDER OFFER** neo-Gothic 5-bedroomed town-house in medieval Thouars. Terraces, gardens, cellars, garage, views.



## INFORMATION

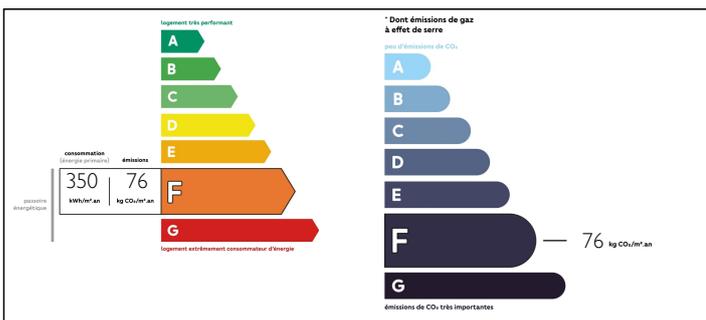
Town:	Thouars
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	280 m <sup>2</sup>
Plot Size:	930 m <sup>2</sup>



## IN BRIEF

A unique opportunity to acquire an exceptional property in the heart of the ancient quarter of Thouars. From its ancient wine-cellars to its crenellated roof-terraces, this property is packed with fascinating features and elegant character. Behind the discreet northern façade, the house opens out to reveal parquet floors, fireplaces, wood panelling and high windows or doors leading out onto the terrace and beyond. On mains drains, gas central heating (town gas), garage. A secret oasis of calm, within a few minutes' stroll of bars and restaurants, the main château and museum, and the famous weekly market just 10 minutes' walk away. Thouars has a railway station (1.5km) which connects to Saumur (TGV), Bressuire and the summertime beach-trains to Sables d'Olonnes and the Vendée coast. Nearest airports: Poitiers 65km, Tours 110km, Nantes 130km, La Rochelle 162km.

## 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.



## DESCRIPTION

This property, built in 1904, is a veritable treasure trove with much to discover within the house, its walls and remarkable gardens. On mains drains, gas central heating, garage.

Accessed via an imposing doorway, the property comprises...

Ground Floor:

Entrance hall

Reception Room [14m<sup>2</sup>]

Drawing room [37m<sup>2</sup>] with fireplace and doors to terrace

Office [9m<sup>2</sup>]

WC

Dining-room [16m<sup>2</sup>] with doors to terrace

Kitchen [13m<sup>2</sup>] with door to terrace

Utility

First Floor:

landing with WC

Bedrooms 1 & 2 [18m<sup>2</sup>, 20m<sup>2</sup>] with shared washroom (sink only)

Master Bedroom [35m<sup>2</sup>] with bathroom and WC

Second Floor:

landing with door to roof terrace [15m<sup>2</sup>]

Bedroom 4 [13m<sup>2</sup>] with shower-room

Bedroom 5 [20m<sup>2</sup>] with door to 2nd roof terrace and shower-room

Attic/ storage space.

Basement: 4 rooms [10m<sup>2</sup>, 12m<sup>2</sup>, 37m<sup>2</sup>, 6m<sup>2</sup>] leading to

Garage [40m<sup>2</sup>]

Access to garden.

Vaulted, stone wine cellars on two levels.

Outside: Three glazed doors from the house open onto a wide gravelled terrace on two levels with plenty of room for eating and entertaining in a spectacular setting, whilst being shaded by a magnificent magnolia, mature trees and shrubs. Gated, circular stone stairs lead down to the

## LOCAL TAXES

Taxe foncière: **2985 EUR**

## NOTES