

Pretty stone property for a perfect cosy holiday home or main house in the South Loire Valley.

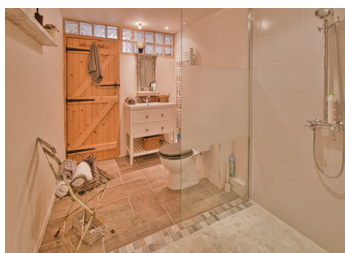


## INFORMATION

Town:	Ranton
Department:	Vienne
Bed:	2
Bath:	3
Floor:	100 m2
Plot Size:	463 m2

## IN BRIEF

Virtual tour available .. Between Loudun and Thouars, in a village, wellknown for its troglodyte cellars, come and discover this lovely recently renovated stone house with 2 bedrooms, an office, spacious living area with exposed beams and stone fire place , lovely new kitchen and 3 nice new bathrooms. The garden is a pretty little corner of greenery surrounded by tufa stone buildings with a wonderful view on a castle, where you can find fruits trees like figue trees, chery, apple, plum...and lovely flowers.



## 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: 600 EUR**

## NOTES

## DESCRIPTION

### THE PROPERTY IN DETAILS:

Entrance from the street (parking possible) through a private gate to a terrace and the garden beyond.

Main entrance is into the kitchen french window.

Kitchen 5.3m x 5.5m. This is a very homely welcoming room with tiled floor, exposed wooden beams and exposed stone, a charming fireplace with log burner and an arrangement of kitchen new storage units. Up 4 steps from the kitchen to the sitting room (5.1m x 4.0m) which has a corner fireplace, three windows giving views to the front and rear.

A door from the sitting room opens to the laundry room (1.9m x 1.7m) and on into the downstairs new shower room and guest WC (3.3m x 2.0m).

From the sitting room, an antic spiral staircase leads to the master bedroom suite (4.6m x 4.4m with laminate flooring, Velux and two further windows. Modern ensuite bathroom (2.0m x 2.1m) comprises bath, vanity unit and WC.

The additional staircase from the kitchen to the first floor leads to an attractively tiled new bathroom 1.8m x 1.7m (WC, shower and basin) a small bedroom with Velux window (office or nursery) 2.2m x 3.2m and a double bedroom with chimney breast and window to rear 4.0m x 2.9m, both bedrooms have exposed beams.

Outside there is an attractive garden arranged into several areas (barbecue terrace, fruit orchard) and the garden benefits from a view of the village chateau.

Technical points:

Double glazing, mains drainage, electrical heaters...