

Renovation Project – former shop + house, make one four-bed roomed house, or one three-bed plus one-bed. Courtyard/garden, barn. Pretty village Louin.



## INFORMATION

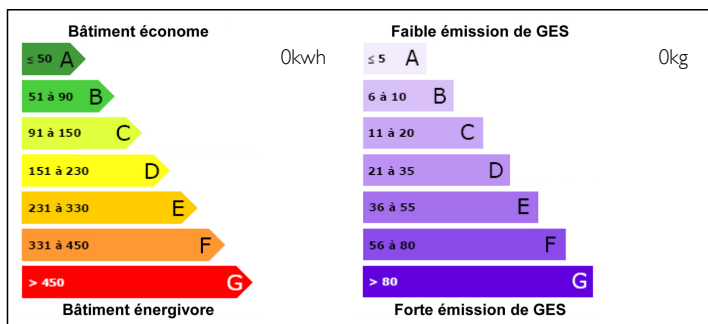
Town:	LOUIN
Department:	Deux Sevres
Bed:	4
Bath:	0
Floor:	0 m2
Plot Size:	366 m2



## IN BRIEF

For total renovation, large village house with former shop attached. Water and electric connected, ready to join with mains drains. Partly re-roofed 2004/5. Back wall of shop needing attention following partial collapse. Hard work will be rewarded with a spacious, charming and characterful village house with secret garden! 4Km Airvault/St-Loup-Lamairé.

## 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

Just outside the popular villages of Airvault and St Loup Lamairé (bakeries, restaurants, shops etc), with Parthenay nearby (20km), the house sits on the hillside in pretty Louin, in the picturesque Gatine countryside. Nearest airports are Poitiers (just 49km) and Tours (116km).

Very much in a time-warp state, the property requires total renovation – rewiring, plumbing (no WC, bathroom, kitchen) and connection to the mains drain, as well as making safe the part-collapsed wall and gutting of the floors in the former shop. The house part is in better condition, and has three rooms downstairs, one of which is very large, having been a restaurant dining-room. Lots of potential here for a large family home, or return it to two dwellings for a rental income.

Main house:

Entrance hall (16m<sup>2</sup>)

Living room (30m<sup>2</sup>)

Kitchen/Dining area (35m<sup>2</sup>) with access to gated courtyard garden

Steps down to rear entrance to former shop (where part of the back wall has collapsed)

Upstairs:

Landing

Three bedrooms (17m<sup>2</sup>, 18m<sup>2</sup> and 9m<sup>2</sup>)

Former shop

One large room (approx. 26m<sup>2</sup>)

Upstairs – accessed from courtyard :

Lean-to entrance (poor condition) to Bedroom (approx. 26m<sup>2</sup>)

Outside:

Large barn/ old wine press (38m<sup>2</sup>)

Wood store/cellar (10m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière:

218 EUR

## NOTES