

Perfect lock up and go or to let in a quiet part of Loudun city, garden with view, all amenities at walking.



INFORMATION

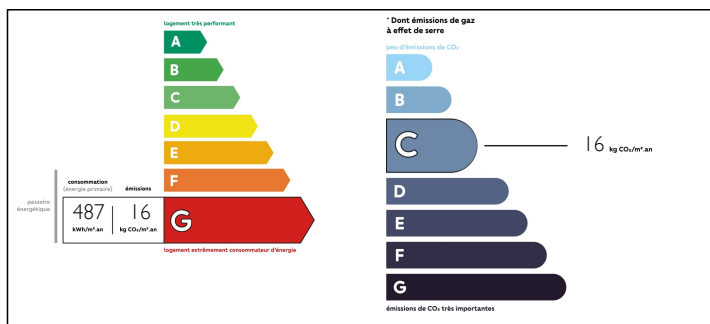
Town:	Loudun
Department:	Vienne
Bed:	1
Bath:	1
Floor:	45 m2
Plot Size:	473 m2

IN BRIEF

In the South Loire Valley, small stone house composed of a kitchen, a large covered terrace overlooking the fully enclosed garden, a bedroom, a shower room with WC and a lounge.



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

THE PROPERTY IN DETAIL:

- 17 m2 room with tiles in good condition, recently painted.
- 16 m2 room with tiles in good condition, recently painted.
- kitchen area 7 m2
- Storage room 2
- Bathroom 2.5 m2 with WC
- Covered terrace 28 m2
- cellar 7.5 m2
- Land of 473 m2 enclosed by walls.

Technical points:

- heating by electric radiator to be improved.
- Single glazing
- connection to mains drainage nearby.

LOCAL TAXES

Taxe foncière: 312 EUR

NOTES

ENVIRONMENT :

The property is located in the old historic town in Loudun, very quiet in a residential area dotted with gardens and beautiful houses.

Restaurants and shops are within walking distance and the town offers all possible services.

The Golf de Roiffé is 15 minutes away and is well known in the Loire Valley. Richelieu is only 10 minutes from Loudun, Chinon is 20 minutes away and the beautiful villages of the Saumur region are within 30 minutes of the house (Montsoreau, Fontevraud, Candé sur Loire).

Access to Paris is by TGV to Tours (1h+1h) or by road (3h).

Poitiers and Tours offer airports, with two weekly access to London.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>