

South Loire valley, between Loudun and Richelieu. Beautiful 3/4 bedroom stone farmhouse in a quiet hamlet.

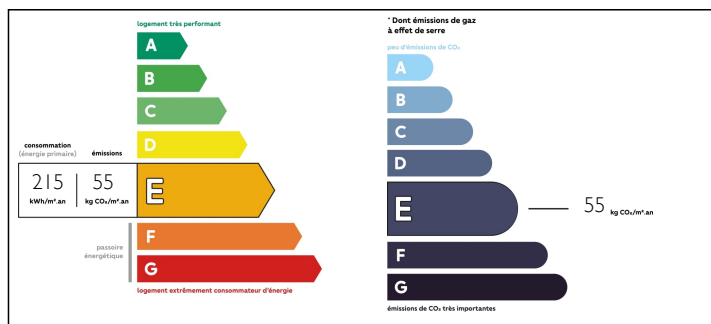


INFORMATION

Town:	Ceaux-en-Loudun
Department:	Vienne
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	898 m2



ENERGY - DPE



IN BRIEF

Let yourself be seduced by this stone farmhouse, with its large cathedral lounge of 34 m2 and its lounge/dining room of 32 m2 with stone fireplace. The exterior around 900 sqm, has a terrace, a lawn area, a garage and a wood shed.

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

On the ground floor:

- large entrance hall 21 m2 currently used as office
- fitted kitchen 9.5 m2
- shower room 6.3 m2/laundry/shower and WC
- Living/dining room 32 m2 with open stone fireplace.
- Cathedral lounge 34 m2

From the living room a staircase leads to a small mezzanine/landing

On the first floor:

- mezzanine/layer 5 m2
- Room 16.5 m2 used as playroom/guestroom/office
- corridor storage 4 m2
- storage room 9 m2
- Bathroom 7.6 m2 with bath and WC
- Corridor 7 m2 leading to 3 bedrooms
- Bedroom 14 m2
- Bedroom 10.5 m2
- bedroom 25 m2 with dressing room

EXTERIORS:

- terrace south east
- Enclosed garden
- garage/boiler room 30 m2

TECHNICAL POINTS:

- double glazing PVC
- oil central heating
- pit probably conforms

SURROUNDINGS:

- 7.5 km from Richelieu
- 11 km from Loudun
- 20 km from Chinon
- 37 km from Chatellerault TGV station
- 45 km from Saumur TGV station
- 70 km from Tours or Poitiers for TGV station or small airport.

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

NOTES