

Town property in the South Loire Valley a 6-rooms, 4 bedrooms with an enclosed garden, garage/outbuildings



INFORMATION

Town:	Loudun
Department:	Vienne
Bed:	4
Bath:	1
Floor:	124 m2
Plot Size:	278 m2



IN BRIEF

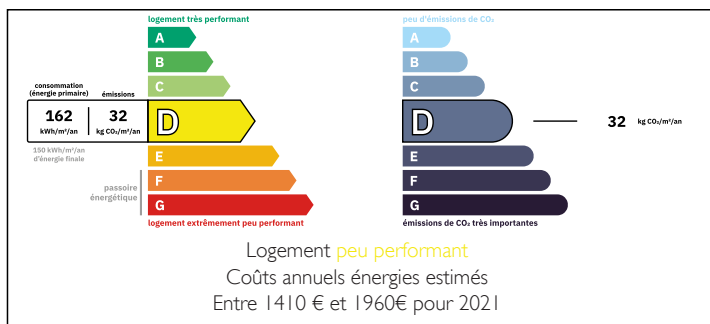
Nestled in a peaceful neighborhood in Loudun, with all amenities within walking distance, this 124 m² house features a garden of approximately 100 m², creating a pleasant outdoor space.

With its six rooms, including three comfortable bedrooms and an office, it is ideal for a family seeking space and tranquility, or for investment purposes.

The house has a recently renovated bathroom. Additionally, a cellar, outbuildings, and a garage complement this property, providing extra storage options as well as a historical touch.

Although it requires some refreshing work, this house represents a great investment opportunity. Located slightly away from the city center, it offers easy access to amenities such as schools and local attractions while ensuring peace and easy parking. Perfect for both a first-time buyer and for rental investment.

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.



NOTES

DESCRIPTION

PROPERTY DETAILS:

>>Ground Floor

- Entrance 10 m² with stairs to the first floor and door leading to the cellar
- WC with washbasin
- Living room 18 m² with electric shutter opening onto the garden
- Kitchen 14 m² open to the dining room
- Dining room 15 m² with door providing access to the garage and cellar and french windows leading to the garden

>>First Floor

- Landing 7 m²
- Corridor 8 m²
- WC
- Shower room 5 m²
- Bedroom 15 m²
- Bedroom with cupboard 11 m²
- Bedroom/office 10 m²
- Bedroom 11 m²
- Attic above all.

TECHNICAL POINTS

- mains drainage
- Central heating with natural gas, very recent boiler
- Double-glazed PVC windows
- Some electric and manual roller shutters
- Motorized garage door
- Fiber optic internet available

OUTBUILDINGS

- Garage 26 m²
- cellar 15 m²
- Workshop 16 m²
- vaultedCellar approx 60 m²

REGION:

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr