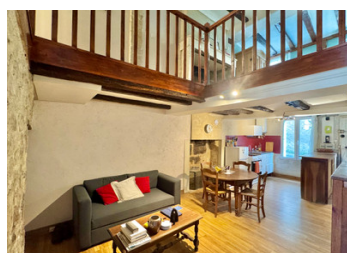


Stone townhouse in the south Loire Valley, lovely little lock-up-and-go or Airbnb with a small private garden.



INFORMATION

Town:	Loudun
Department:	Vienne
Bed:	1
Bath:	1
Floor:	47 m2
Plot Size:	35 m2

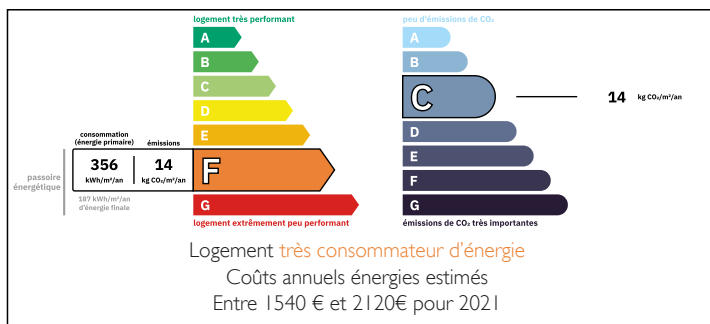


IN BRIEF

This charming little stone house is located in the heart of the historic town of Loudun and town records date it to be at least 300 years old. It would be ideal as a holiday home or investment property with all local amenities such as shops, boulangeries, and restaurants within walking distance.

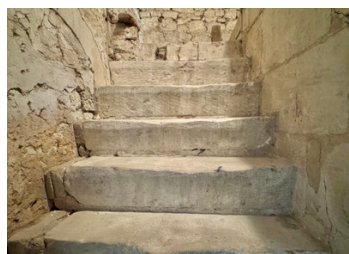
The house is full of character, thanks to its old features, such as two stone fireplaces, exposed beams and stone walls, and old stone staircases, and there's conversion potential in the attic. It's located on a quiet one-way street and there are free parking areas less than a minute's walk from the house.

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

PROPERTY DETAILS:

- The front door leads straight into the living area, which is just over 20 m² and comprises a lounge/dining room with a fitted kitchen area, a beautiful stone fireplace and storage space under the stairs.
- A couple of steps lead to a 4.5m² room that could be used as an office or storage room with a door leading to the terrace and fully fenced garden of approximately 35m².
- To the left of this space is a 4m² shower room with toilet
- A stone staircase, covered by wood, leads to the 15m² mezzanine bedroom with a magnificent stone fireplace.
- A beautiful 26.5m² attic completes this property, currently accessed via a ladder and then a beautiful stone staircase. With ample headheight and lovely old terracotta tomette tiles on the floor, this space could be converted into a beautiful bedroom with an ensuite shower room.

TECHNICAL POINTS:

The property can be sold furnished.

- Mains drainage
- Double glazing throughout except the front door.
- Electric radiator heating
- The F energy rating can easily be improved by installing a new front door and insulating the attic (which would bring it up to D). Adding a pellet stove would bring it up to C.

THE REGION:

Restaurants and shops are just a short walk from the house and the town offers all possible services, including a media library, swimming pool, tennis courts, small cinema and hospital. Primary school, secondary school and sixth form college are within walking distance.

Chinon and Saumur, with their nearby vineyards, are

NOTES