LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45151SGA86 Price: 119 000 EUR

agency fees to be paid by the seller

5 minutes from Loudun, former farmhouse, enclosed courtyard and views, currently offering 2 beds, potentiel















INFORMATION

Town:	Mouterre-Silly
Department:	Vienne
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	10745 m2

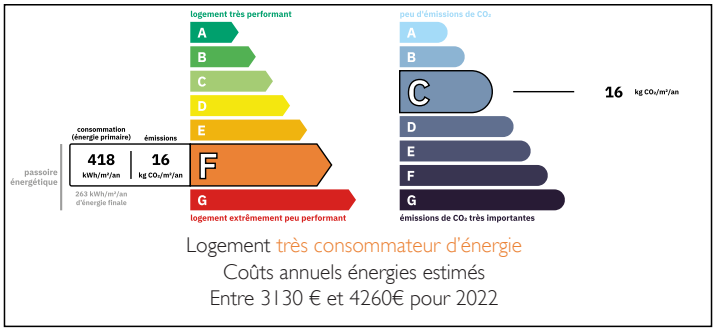
IN BRIEF

Renovation project with a rustic habitable section for these buildings dating from the 16th century.

Just a few minutes from Loudun and on the road to Thouars, this property currently includes a livable house with kitchen, living room, WC, shower room, and two bedrooms, offering numerous possibilities for extension and redevelopment.

The many outbuildings allow for a wide range of projects, whether craft-based, artistic, or the creation of guest cottages.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3130 € et 4260€ pour 2022

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.

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DESCRIPTION

PROPERTY DETAILS

MAIN HOUSE

-2 m² entrance hall with a monumental stone staircase

-Two rooms on either side of the entrance, not yet converted (future office spaces?)

-Upstairs:

-30 m² living room with an old fireplace fitted with a flue and wood-burning insert, travertine flooring

-17 m² kitchen with wood stove (not flued), access to terrace via sliding door with electric roller shutter

-6 m² hallway

-Separate WC with washbasin

-6.6 m2Shower room

-5.6 m² corridor leading to two bedrooms and a storage room (4.2 m²)

-11.4 m² bedroom

-13.3 m² bedroom

>>OUTBUILDINGS

-Small house of approx. 27 m², which the current owners intended to connect to the main house to create a master suite; window and door openings are already in place

-Former stable (27 m²) with original feeding trough

-Workshop/garage of 66 m²

-8 m x 20 m open-sided barn

-Additional room of 63 m²

-Opposite the house: former wine press building (45 m² per level, 2 levels)

-Additional building with 27 m² footprint and upper floor

-Underground L-shaped cellar (19 m + 10 m)

-Troglodyte caves and former dovecote

-Small house of 23 m² over two levels

-Shed measuring 13.5 m x 5 m

TECHNICAL POINTS

-Double glazing throughout the habitable part

-Roof completely redone in 2016 with 300 mm insulation

-Heating via wood-burning stove and electric

NOTES