LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47219SGA86 Price: 239 000 EUR

agency fees to be paid by the seller

South Loire Valley: renovated stone house, bright, 2 bedrooms, 2 bathrooms, ideal lock up and go, investment.















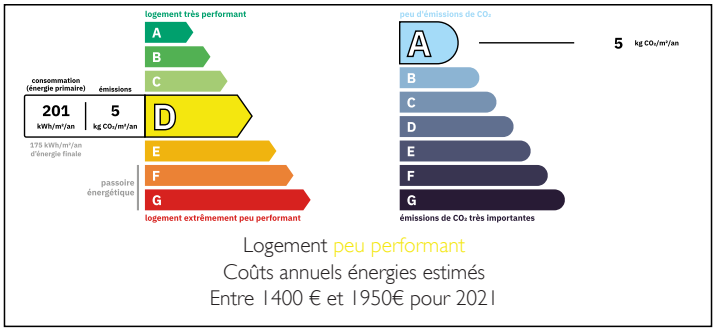
INFORMATION

Town:	Ranton
Department:	Vienne
Bed:	2
Bath:	2
Floor:	147 m2
Plot Size:	544 m2

IN BRIEF

Just a few minutes from Loudun, this beautiful 147 sq m stone house, fully and carefully renovated three years ago, offers a wonderful living environment where the charm of the original features blends harmoniously with modern comforts.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1400 € et 1950€ pour 2021

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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NOTES

DESCRIPTION

The stone entrance porch opens onto a pleasantly sized garden with a terrace in front of the house.

The spacious living area is bright and inviting, featuring a beautiful exposed stone wall. It comprises a fully fitted and equipped open-plan kitchen, dining area and lounge, creating a warm and light-filled space. A utility room, together with a WC and hand basin, completes this floor.

Upstairs, a large mezzanine provides additional space that could be used as a home office, relaxation area or leisure space. It leads to two lovely bedrooms, one of which is a suite with its own shower room, as well as a second shower room and a separate WC.
The house benefits from high-quality features, including double glazing with aluminium frames, electric roller shutters, including on the Velux windows, fibre-optic internet and individual heating via a wood-burning stove.

Outside, you will enjoy a fully enclosed plot of approximately 544 sq m, offering a pleasant and private setting, with a terrace and landscaped areas.

The property also includes a workshop, garage and cellar, providing valuable storage and DIY space.

A Property with Multiple Possibilities

Thanks to its character, quality renovation and location, this house would be ideal as a main residence, an easy-to-maintain second home, or for a seasonal/short-term rental investment. The property is currently rented out on Airbnb, generating a good turnover.

Its proximity to Chinon, Fontevraud, Saumur, Futuroscope and Center Parcs is a real asset for a rental investment project.

PROPERTY...