

Beautiful 16th century farmhouse, detached 18th century cottage and numerous outbuildings close to Loudun.

EXCLUSIVE



INFORMATION

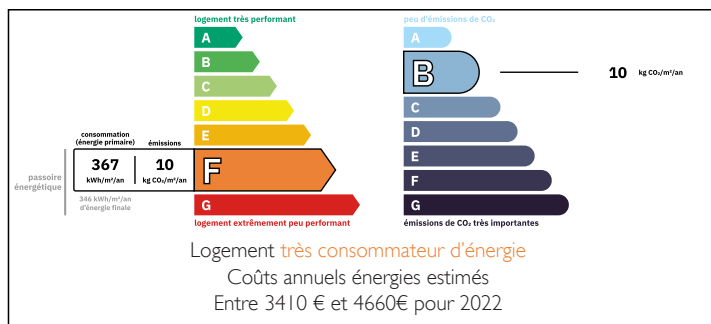
Town:	Loudun
Department:	Vienne
Bed:	6
Bath:	6
Floor:	340 m2
Plot Size:	10108 m2

IN BRIEF

Surrounded by fields yet situated just 5 minutes from the medieval market town of Loudun, this beautifully presented character property consists of a 16th century 4 bedroom farmhouse, an 18th century 2-bedroom cottage, tower and additional outbuildings, offers business potential.



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.



LOCAL TAXES

Taxe foncière: 2087 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering the hallway (3m²) of the 16th century farmhouse, to the left is the living room (37m²) with woodburning stove and window to the courtyard. Continuing through the fitted kitchen (43m²) which has underfloor heating has a door to the courtyard, a utility area and separate WC. A wooden staircase leads to a double height bedroom (44m²) and ensuite bathroom with separate shower (13m²). Back in the hallway, to the right, there is a ground floor bedroom (27m²) with adjoining shower room (4m²), fireplace and window and double doors to the courtyard. From the hallway, the stone staircase takes you to a landing (6m²). To the left, the double height bedroom (26m²) with ensuite bathroom (5m²), fireplace and windows to the courtyard and side. To the right of the landing, the double height bedroom (33m²) has an ensuite shower room (5m²) and window to the courtyard.

Accessing the 18th century cottage via a covered veranda (12m²), double doors take you into the fitted kitchen (21.5m²) with windows to the rear and courtyard. Continuing through, is an entrance hall (12m²) and bedroom (12m²) with window to the front. It has an ensuite bathroom (6m²) and separate WC (2m²). The wooden staircase from the entrance hall leads to a landing (8m²) with window to the courtyard. To the right is the living room (29m²) with window to the courtyard and to the left is a bedroom (15m²) with window to the rear and separate shower room (5m²).

In...