



Ref: A25452SGA86 Price: 69 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (63 000 EUR without fees)

In a small town of the South Loire Valley, house 155m2 on 3 levels for family, investor, pied à terre



INFORMATION

Town: Loudun

Department: Vienne

Bed: 4

Bath: 2

Floor: 154 m2

Plot Size: 18 m²





IN BRIEF

In the heart of the historic centre of Loudun, this former bakery has been renovated into a 3-storey house with a roof terrace.

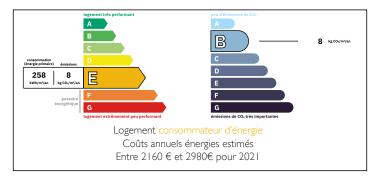








ENERGY - DPE



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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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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor:

- -entrance 6 m²
- -4m2 storage area with cellar access
- -13m2 kitchen with old baker's oven
- -dining room 20 m2 with fireplace behind a partition wall
- -storeroom 4.85 m²

Old wooden staircase

1st floor:

- -7m2 tiled landing
- -bathroom 9m2 with WC, shower, bath, washbasin
- -bedroom 19.7m2 tiled floor, fireplace
- -living room 17.3m2 wooden floor
- -bedroom/study/dressing room 9m2 tiled floor

Old wooden staircase

2nd floor:

- -landing with old iron staircase giving access to terrace
- -new separate WC
- -16.75 m2 room that could be used as a bedroom
- -5.45 m2 shower room with shower, WC and washbasin
- -office/dressing room 9 m2
- -room 18m2 currently used as attic/workshop.

Terrace 18 m2, with a waterproofing issue that needs to be fixed.

TECHNICAL POINTS:

- -mains drainage
- -electric heating
- -double glazing on the ground floor but single glazing thereafter.
- -roof terrace requiring repairs

THE AREA

Primary school, collège and lycée within walking distance.

Restaurants and shops are a short walk from the house and the town offers all possible services.

The Golf de Roiffé is 15 minutes away and is very

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