

Luxurious five bedroom house with in-ground pool set it's own extensive grounds - previously used as B&B



## INFORMATION

Town:	Louin
Department:	Deux-Sèvres
Bed:	5
Bath:	4
Floor:	250 m2
Plot Size:	4343 m2



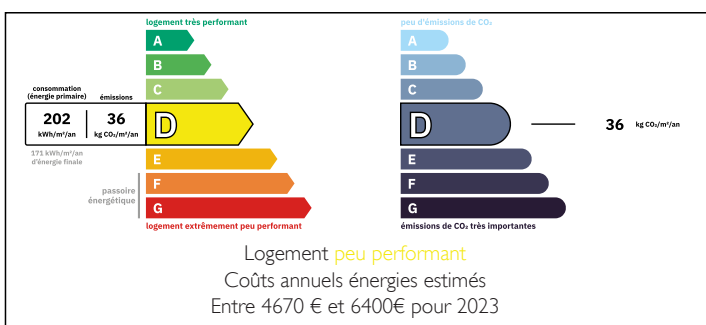
## IN BRIEF

This elegant property offers charming and spacious accommodation, as well as the possibility of generating extra income. Double-glazed throughout, the house retains a period feel combined with modern comforts. There are five large bedrooms, including a fabulous parental suite with bathroom and dressing room, plus two further large ensuites, one of those being on the ground floor with independent access.

Day-to-day amenities are available in nearby Saint-Loup-sur-Thouet (2.5 Km) with supermarkets and a full range of services within easy reach at Airvault (6km) and Parthenay (21km). The trip to Poitiers with its international airport and tourist attractions takes less than an hour.

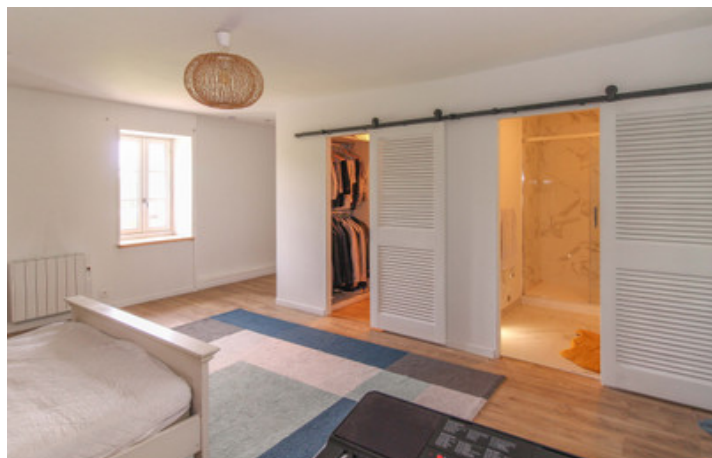
Details of accommodation as follows:

## 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:** 1500 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Entrance hall 10m<sup>2</sup>

Office/ Breakfast Room 19m<sup>2</sup>

Bedroom with ensuite shower room and corner kitchenette 36m<sup>2</sup>

Living room 33m<sup>2</sup>

Kitchen 19m<sup>2</sup>

Pantry

Boiler room

WC

### FIRST FLOOR:

Landing/passage 35m<sup>2</sup>

Family shower room & WC 8m<sup>2</sup>

Parental Suite with ensuite shower room and walk-in wardrobe 35 m<sup>2</sup>

Bedroom with ensuite bathroom 33m<sup>2</sup>

Bedroom 14m<sup>2</sup>

Bedroom 14.5m<sup>2</sup>

### OUTSIDE:

Walled front & rear gardens.

In-ground heated pool (12m x 5m) in walled terrace area with pool house.

Covered area for car parking leading to large barn (roof in need of repair)

Other outbuildings

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>