

In south Loire Valley, Manor house, with a Napoleonic façade in Tuffeau stone, cosy flower-filled courtyard.



## INFORMATION

Town:	Loudun
Department:	Vienne
Bed:	4
Bath:	3
Floor:	215 m2
Plot Size:	236 m2

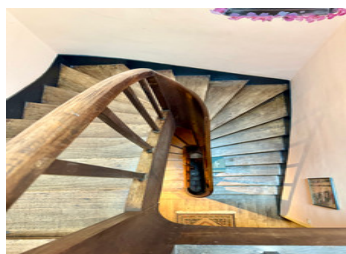
## IN BRIEF

Come and discover this Napoleonic property dating from 1862, with its magnificent, impeccably restored Tuffeau stone façade (photo on request).

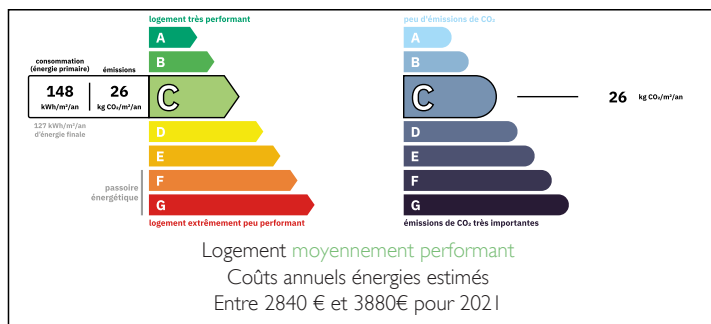
Its 215 m2 of living space over 3 floors include a large living room on the ground floor with an old fireplace and oak parquet flooring. The old wooden staircase leads up to the first floor, where there are two bedrooms, each with its own shower room, toilet and dressing room, as well as a study.

The staircase continues to the attic, which has been converted into a bedroom with shower room, toilet and dressing room, as well as a space that could be used as a study or for storage.

Each bedroom has access to one of the three bathrooms, offering both privacy and convenience. The courtyard, with its pleasant flowers and not overlooked, is perfect for outdoor meals....



## 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.



## LOCAL TAXES

**Taxe foncière: 1900 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### PROPERTY IN DETAIL:

#### GROUND FLOOR:

- entrance 14 m2 terracotta tiled floor, walls with wooden base
- living room 31 m2 with wooden floor, fireplace, 2 cupboards, rose ceiling
- fitted kitchen 8.20 m2 with access to terrace
- Dining room 14 m2 with terracotta floor tiles
- Utility/boiler room 5 m2
- landing room 8 m2 with washbasin staircase to first floor

-separate WC

#### 1st floor:

- landing 7 m2
- bedroom 27 m2 with oak parquet floor and 3 wardrobes

-bathroom 8.5 m2

-separate WC

-Linen room 6.8 m2

-storage room 3.5 m2 with cupboard

-Bedroom 12 m2

-study 7 m2

-shower room 3.7 m2

#### 2nd floor:

attic converted 58 m2 into parental bedroom

-Bedroom 21 m2

-8 m2 shower room with toilet

-study 11 m2

huge storage cupboard

#### OUTSIDE:

courtyard approx. 60 m2

#### OUTBUILDINGS:

Two small outbuildings for storing gardening equipment.

Porch with mezzanine above for games, babyfoot, pooltable, etc.

#### TECHNICAL POINTS:

-mains drainage

-double glazing on some windows

-town gas central heating