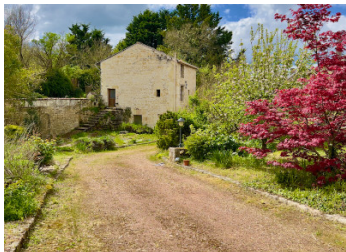


Charming Country Property ensemble in the heart of the Peaceful Vienne



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Loudun
Department:	Vienne
Bed:	2
Bath:	2
Floor:	110 m2
Plot Size:	1200 m2

IN BRIEF

An exceptional opportunity to buy not one, but three characterful properties, nestled in a tranquil hamlet just 10 minutes from the vibrant market town of Loudun.

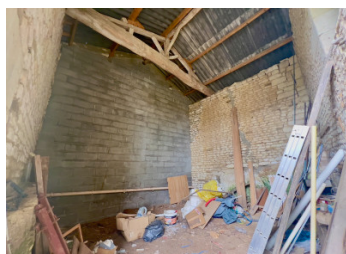
Set around a beautiful, established garden, this unique offering includes:

- A fully renovated house, ready to enjoy or rent out.
- A cosy studio apartment, perfect for guests or holiday lets.
- A stunning stone house, brimming with character and potential – a blank canvas for your dream renovation.

Surrounded by the calm of the countryside yet conveniently close to shops, restaurants, and local amenities, this is the ideal spot for a peaceful lifestyle with everything you need nearby.

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 habitation: EUR

NOTES

DESCRIPTION

The Property

House 1 - Large open plan living space with newly fitted kitchen, wood burning stove and stairs to the first floor bedroom with en suite bathroom and separate WC.

House 2 - studio with newly fitted kitchen and shower room.

House 3 - Set over three floors with a newly fitted staircase, this lovely stone property is ready for further renovation.

The Outside Space

1200m2 of mature gardens, courtyard, caves, garage and barn with the possibility of conversion into further living space.

Individual drainage system in place and conforms to current regulations

The Area

Located in a quiet hamlet just outside Loudun, you're minutes away from:

A weekly market, two large supermarkets, bakers, pharmacies, medical centre, restaurants, and schools.

Some of the most beautiful Châteaux of the Loire Valley, including Chinon, Saumur, Montreuil-Bellay, and Brézé – all within a 30-minute drive.

Excellent transport links:

Montreuil-Bellay – 26km

Saumur – 45km (with rail links to Paris)

Poitiers – 54km (TGV station and airport)
