

Large town house in the heart of Loudun

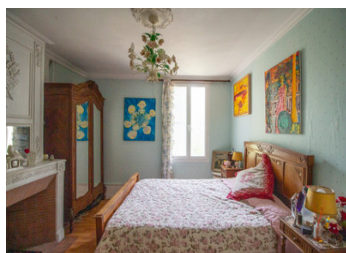
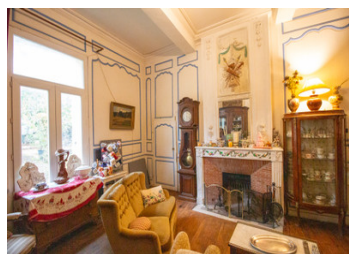


INFORMATION

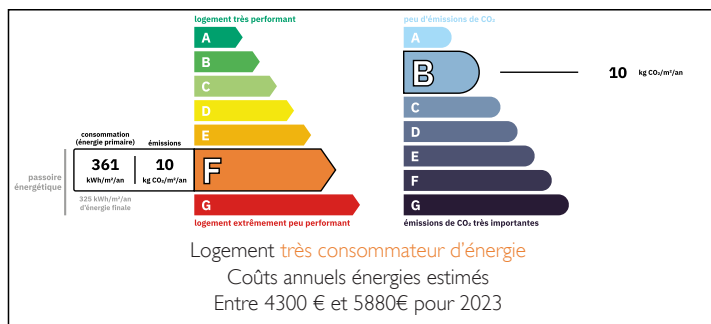
Town:	Loudun
Department:	Vienne
Bed:	6
Bath:	2
Floor:	278 m2
Plot Size:	903 m2

IN BRIEF

In the heart of Loudun, behind high walls and a large wooden gate, this town house, built around 1750, with parts predating this time, was once owned by a royal notary. The house has original features, and offers lots of space to entertain family and friends, both in the house and peaceful outside courtyard.



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.



DESCRIPTION

Entering through double doors into a central entrance hall (16 m²), doors to the rear lead to an inner courtyard. To the left is a living room (26 m²) with fireplace. You continue through this room to the fitted kitchen with insert fireplace. There is a door to the side and patio doors out to a terrace and the main courtyard. To the rear of the kitchen, there is a space (4 m²) from which you access a stone spiral staircase to the first floor. Back in the living room, a door at the rear takes you to two connecting rooms (13 m² & 14 m²), the second of which is used as a bedroom. Both rooms have doors out to the inner courtyard. To the right of the hallway is a dining room/living room (41 m²) with insert fireplace. This room also has doors out to the inner courtyard. There is a storeroom (5 m²) that can be accessed from this room. A doorway takes you to a second hallway (8.5 m²) with impressive stone staircase to the first floor. Under the stairs is a shower room (4 m²) with shower, sink and WC. Off a half-landing is a bedroom (15 m²) with fireplace. Continuing up the stairs, you reach a landing (6 m²) and doorway to a corridor (15 m²), off of which are three bedrooms; (13m², 17 m² & 13 m²). The first bedroom also has a storeroom (4 m²) attached, which...

LOCAL TAXES

Taxe foncière: 1862 EUR

Taxe habitation: EUR

NOTES