

Five bedroom, two-bathroom house with large garden in a quiet residential area of Loudun

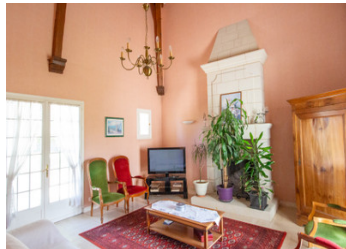


## INFORMATION

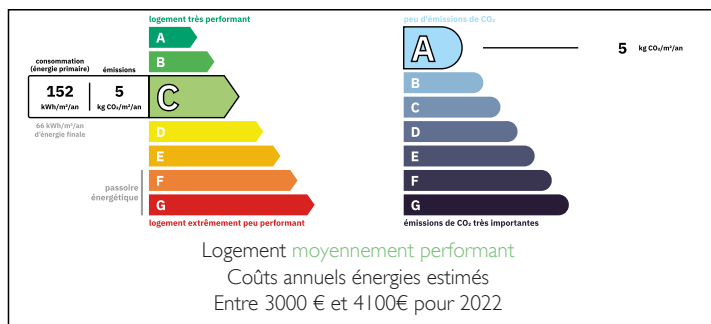
Town:	Loudun
Department:	Vienne
Bed:	5
Bath:	2
Floor:	256 m2
Plot Size:	3583 m2

## IN BRIEF

Just a short walk from the town centre, shops and schools, this detached house with 256 m<sup>2</sup> of living space, a 150 m<sup>2</sup> basement and three bedrooms is set in the heart of a large 3,500 m<sup>2</sup> garden.



## 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 into the gated driveway, steps to the right lead up to the entrance to the property, which is on the side of the house. You enter directly into the hall (10 m<sup>2</sup>). To the right, is the dining room (23 m<sup>2</sup>) with door out to the side of the property. Off the dining room is the fitted kitchen (9 m<sup>2</sup>). Continuing down the hall, you reach the dining/living room (47 m<sup>2</sup>) with french doors out to the garden. The living room is double height and has an open fireplace with french doors to both sides. To the left of the hall is an office (10 m<sup>2</sup>) with french doors out. Off a corridor (7 m<sup>2</sup>) is a laundry room (6.5 m<sup>2</sup>) with fitted cupboards, a space (2 m<sup>2</sup>) with sink, a WC (2 m<sup>2</sup>) and a bathroom (11 m<sup>2</sup>) with bath, shower, bidet and sink. There is also a bedroom (22m<sup>2</sup>) with french doors to the side and front of the property. Back in the dining/living room, the staircase takes you up to a mezzanine (25 m<sup>2</sup>). Off a hall (9 m<sup>2</sup>) is a bedroom (20 m<sup>2</sup>). The corridor (5 m<sup>2</sup>) continues and off it is a sink cubicle (3 m<sup>2</sup>), a WC (2 m<sup>2</sup>), two further bedrooms (16 m<sup>2</sup> & 18 m<sup>2</sup>) and a bathroom (9 m<sup>2</sup>) with bath, shower bidet and WC. Back on the ground floor, stairs from the kitchen lead down to the basement where there...

## LOCAL TAXES

**Taxe habitation: EUR**

## NOTES