

Town property in the South Loire Valley a 6-rooms, 4 bedrooms with an enclosed garden, garage/outbuildings



## INFORMATION

Town:	Loudun
Department:	Vienne
Bed:	4
Bath:	1
Floor:	124 m2
Plot Size:	278 m2

## IN BRIEF

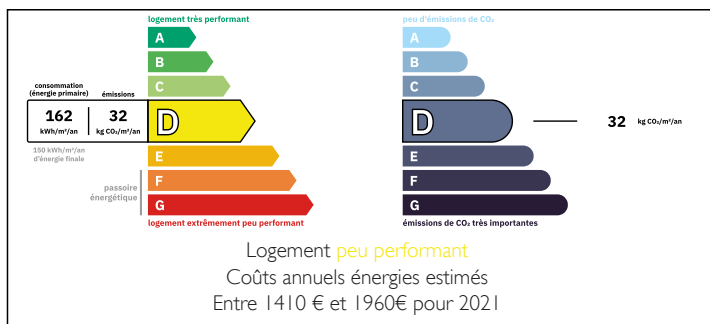
Nestled in a peaceful neighborhood in Loudun, with all amenities within walking distance, this 124 m<sup>2</sup> house features a garden of approximately 100 m<sup>2</sup>, creating a pleasant outdoor space.

With its six rooms, including three comfortable bedrooms and an office, it is ideal for a family seeking space and tranquility, or for investment purposes.

The house has a recently renovated bathroom. Additionally, a cellar, outbuildings, and a garage complement this property, providing extra storage options as well as a historical touch.

Although it requires some refreshing work, this house represents a great investment opportunity. Located slightly away from the city center, it offers easy access to amenities such as schools and local attractions while ensuring peace and easy parking. Perfect for both a first-time buyer and for rental investment.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

### PROPERTY DETAILS:

#### >>Ground Floor

- Entrance 10 m<sup>2</sup> with stairs to the first floor and door leading to the cellar
- WC with washbasin
- Living room 18 m<sup>2</sup> with electric shutter opening onto the garden
- Kitchen 14 m<sup>2</sup> open to the dining room
- Dining room 15 m<sup>2</sup> with door providing access to the garage and cellar and french windows leading to the garden

#### >>First Floor

- Landing 7 m<sup>2</sup>
- Corridor 8 m<sup>2</sup>
- WC
- Shower room 5 m<sup>2</sup>
- Bedroom 15 m<sup>2</sup>
- Bedroom with cupboard 11 m<sup>2</sup>
- Bedroom/office 10 m<sup>2</sup>
- Bedroom 11 m<sup>2</sup>
- Attic above all.

### TECHNICAL POINTS

- mains drainage
- Central heating with natural gas, very recent boiler
- Double-glazed PVC windows
- Some electric and manual roller shutters
- Motorized garage door
- Fiber optic internet available

### OUTBUILDINGS

- Garage 26 m<sup>2</sup>
- cellar 15 m<sup>2</sup>
- Workshop 16 m<sup>2</sup>
- vaultedCellar approx 60 m<sup>2</sup>

### REGION:

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