

Loudun, house offering multi-possibilities. Ideal for family living, professional practice or 3 apparts.



## INFORMATION

Town:	Loudun
Department:	Vienne
Bed:	6
Bath:	2
Floor:	180 m2
Plot Size:	834 m2



## IN BRIEF

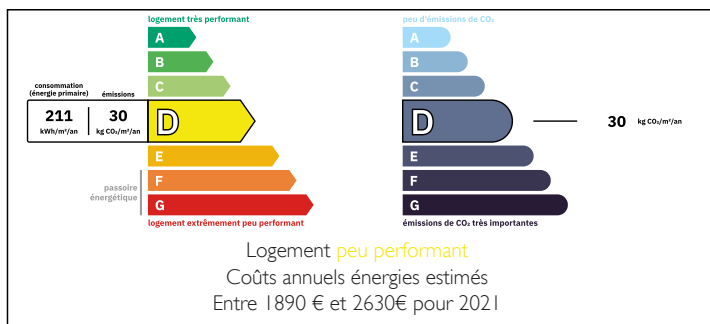
In a housing estate in Loudun, come and discover this house built in 1975/77 with a partially converted basement.

Currently used as a large house with a basement, it has two bedrooms on the ground floor and three upstairs.

There are three separate entrances, offering multiple possibilities for conversion. After some work, the basement could be used for a professional activity or to accommodate a person with reduced mobility.

It could also be considered as a rental investment, divided into three separate dwellings.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### PROPERTY DETAILS:

Six steps lead up to the entrance of this property.

>>Ground floor

- Entrance hall 5.6 m<sup>2</sup> with large cupboard
- Corridor 5 m<sup>2</sup> with large cupboard
- Living/dining room 23 m<sup>2</sup> with open fireplace, bay window opening onto the terrace, accessed from the entrance hall or via the corridor near the kitchen
- 11 m<sup>2</sup> fitted kitchen
- WC with washbasin
- 6.5 m<sup>2</sup> bathroom
- 15 m<sup>2</sup> bedroom with cupboard
- 11 m<sup>2</sup> bedroom with cupboard

From the hallway, door with stairs leading to the basement and door with stairs leading to the upper floor.

-10 m<sup>2</sup> veranda with heating. Stairs leading directly to the garden. This veranda could be used as the entrance to the first-floor apartment if the property were to be divided into apartments.

>>First floor:

- Landing 5.60 m<sup>2</sup>
- Bathroom with toilet (macerator toilet)
- Bedroom 12.4 m<sup>2</sup>
- Bedroom 12 m<sup>2</sup>
- Bedroom 16.3 m<sup>2</sup>
- Attic approx. 20 m<sup>2</sup> which could be converted into a kitchen.

>>Basement

- garage 22.5 m<sup>2</sup>
- entrance hall 3.5 m<sup>2</sup>
- office 8.25 m<sup>2</sup>
- pantry 5 m<sup>2</sup> with small cellar underneath
- WC with washbasin
- old kitchen/laundry room 8 m<sup>2</sup>
- bedroom 11 m<sup>2</sup> with washbasin
- large boiler room 24 m<sup>2</sup>
- corridor 3.7 m<sup>2</sup>
- hallway 5.4 m<sup>2</sup>
- workshop with barbecue 14.7 m<sup>2</sup>