

Stone townhouse in the south Loire Valley, lovely little lock-up-and-go or Airbnb with an interior garden.



INFORMATION

Town:	Loudun
Department:	Vienne
Bed:	1
Bath:	1
Floor:	47 m ²
Plot Size:	35 m ²



IN BRIEF

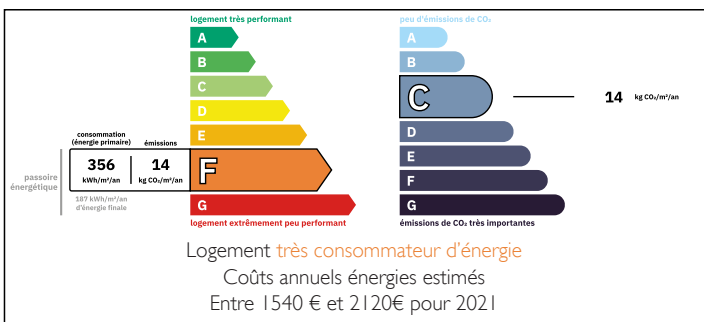
This charming little stone house is located in the heart of the historic town of Loudun and would be ideal as a pied-à-terre or investment property.

All local amenities are within walking distance but in a quiet setting.

It is located on a one-way street with no through traffic, where you can only stop temporarily to unload your vehicle. There are four to five free parking spaces nearby.

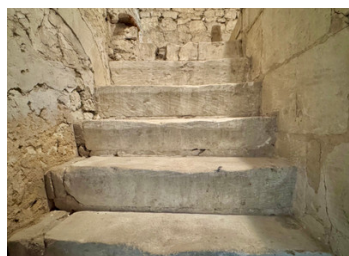
Thanks to its old features, such as stone corbels on the façade, two stone fireplaces, exposed stone walls, and a magnificent stone staircase leading to the attic, the house has a lot of character. The attic could be converted into a beautiful bedroom with a water supply.

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

PROPERTY DETAILS:

- The entrance leads into the living area, which is just over 20 m² and comprises a lounge/dining room with a fitted kitchen area, a beautiful stone fireplace and storage space under the stairs.
- A few steps lead to a 4.5 m² space that could be used as an office or storage room.
- To the left of this space is a 4 m² shower room with toilet, and in front of the few steps is the door leading to the terrace and garden, which is approximately 35 m² and features a beautiful bayleave tree.
- A stone staircase, covered by wood, leads to the 15 m² mezzanine sleeping area with a magnificent fireplace.
- A beautiful 26.5 m² attic completes this property, currently accessed via a ladder and then a beautiful stone staircase. With a little work, this space could be converted into a beautiful bedroom with a shower room.

TECHNICAL POINTS:

- The property is sold furnished as it is.
- Double glazing, except the main door.
 - Mains drainage
 - Electric radiator heating
 - The G energy rating can easily be improved by installing a new front door, insulating the attic (which would bring it up to E) and adding a pellet stove, which would bring it up to D.

THE REGION:

Restaurants and shops are just a few steps from the house and the town offers all possible services, including a media library, swimming pool, small cinema and hospital. Primary school, secondary school and sixth form college are within walking distance. The Roiffé Golf Course, renowned in the Loire Valley,...

LOCAL TAXES

Taxe habitation: EUR

NOTES