

Pretty stone property for a perfect cosy holiday home or main house in the South Loire Valley.



INFORMATION

Town:	Ranton
Department:	Vienne
Bed:	2
Bath:	3
Floor:	100 m2
Plot Size:	463 m2

IN BRIEF

Virtual tour available .. Between Loudun and Thouars, in a village, wellknown for its troglodyte cellars, come and discover this lovely recently renovated stone house with 2 bedrooms, an office, spacious living area with exposed beams and stone fire place , lovely new kitchen and 3 nice new bathrooms. The garden is a pretty little corner of greenery surrounded by tufa stone buildings with a wonderful view on a castle, where you can find fruits trees like figue trees, chery, apple, plum...and lovely flowers.

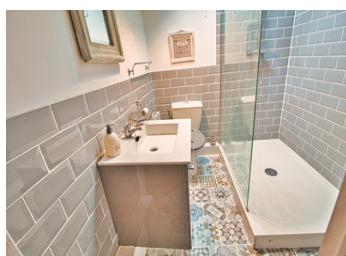


ENERGY - DPE



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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.



DESCRIPTION

THE PROPERTY IN DETAILS:

Entrance from the street (parking possible) through a private gate to a terrace and the garden beyond.

Main entrance is into the kitchen french window.

Kitchen 5.3m x 5.5m. This is a very homely welcoming room with tiled floor, exposed wooden beams and exposed stone, a charming fireplace with log burner and an arrangement of kitchen new storage units. Up 4 steps from the kitchen to the sitting room (5.1m x 4.0m) which has a corner fireplace, three windows giving views to the front and rear.

A door from the sitting room opens to the laundry room (1.9m x 1.7m) and on into the downstairs new shower room and guest WC (3.3m x 2.0m).

From the sitting room, an antic spiral staircase leads to the master bedroom suite (4.6m x 4.4m with laminate flooring, Velux and two further windows. Modern ensuite bathroom (2.0m x 2.1m) comprises bath, vanity unit and WC.

The additional staircase from the kitchen to the first floor leads to an attractively tiled new bathroom 1.8m x 1.7m (WC, shower and basin) a small bedroom with Velux window (office or nursery) 2.2m x 3.2m and a double bedroom with chimney breast and window to rear 4.0m x 2.9m, both bedrooms have exposed beams.

Outside there is an attractive garden arranged into several areas (barbecue terrace, fruit orchard) and the garden benefits from a view of the village chateau.

Technical points:

Double glazing, mains drainage, electrical heaters...

LOCAL TAXES

Taxe foncière: **600 EUR**

NOTES