

Gorgeous light-filled 3-4 bedroom Maison de Maître, lovely walled grounds and views, terraces and barns.

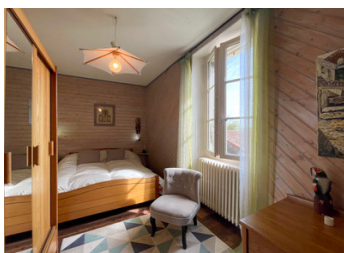


INFORMATION

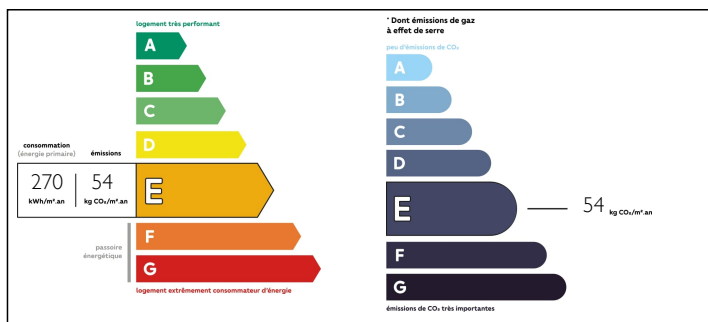
Town:	Louzy
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	2732 m2

IN BRIEF

Beautiful light-filled three-four bedroomed residence, in a quiet and sought-after village, just a short distance from the medieval heart of Thouars (7km) with its bustling weekly markets and range of shops and services. Two terraces facing south-east and north-west offer sun or shade for dining and relaxing. In walk-in condition, the house, grounds and numerous useful outbuildings are well-maintained. These include a fabulous space for entertaining, garden rooms and covered parking for several motorhomes and cars. Double-glazing, mains drains and oil-fired heating + two woodburners. Thouars has a railway station (5km) which connects to Saumur (TGV), Bressuire and the summertime beach-trains to Sables d'Olonnes and the Vendée coast. Nearest airports: Poitiers 65km, Tours 110km, Nantes 130km, La Rochelle 162km.



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 foncière: 751 EUR

NOTES

DESCRIPTION

This beautiful house comprises:

Entrance hall

Fitted Kitchen and Dining Area [25m²] with woodburning stove and opening onto a beautiful decked terrace

Living Room [24m²] with woodburning stove

Second entrance hall leading to ground floor shower-room and WC, with

bright and spacious mezzanine lounge area above.

With its independent access, this part of the house could be used for BnB.

Laundry room connecting to with covered, sheltered parking for several cars [67m²] and a cold-store.

Upstairs:

Master bedroom with its own ensuite shower room and a wall of fitted wardrobes.

Two further bedrooms [12m²]

WC

Outside:

Garden to the front laid to lawn with mature trees and shrubs.

Large gravelled courtyard to the rear, with high walls, and both shady and sunny spots for relaxing and for gardening.

Numerous outbuildings including Workshop area, an old cider press and the former stable, now used as a fantastic space for entertaining [95m²].

There is also the grand barn [150m²] with doors 3m high - ideal for large vehicle and motorhomes.

Highlights of this lovely property:

Spaciousness and brightness throughout.

Double-glazed windows for energy efficiency.

Serene ambiance in a tranquil setting.

Schedule your viewing today!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>