



## Renovated Charantais farmhouse, 3 beds, more potential, pool, village location, good for Saumur and UNESCO Loire

Right on the edge of this village with open views to two sides. The house has been updated but still has great potential. The main elements have been done, now it would be up to you. Quiet and private, the pool is already there.

**Town:** Loudun  
**Dept:** Vienne  
**Plot size (m2):** 2149  
**Habitable (m2):** 160  
**Bedrooms:** 3  
**Bathrooms:** 2  
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**€ 205 200**

This could really be a very charming house. The major elements are already in place and the present owners have done a great deal of work on the property.

The major elements have been done whilst keeping the character of the house now it is those finishing touches which can make such a difference. So we have space, airy south facing rooms, a well installed private pool, all set in an attractive village location.

The house consists of, downstairs, a large unfitted kitchen, separate dining room and lounge, plus off the entrance hall a bathroom and wc. Attached to the front of the kitchen is a veranda currently used as a second kitchen area.

Upstairs there are three bedrooms, a good sized mezzanine and another bathroom. The

The gardens go around three sides of the property and with the additional outbuildings screen the pool completely from public view. The attached barn offers the possibility of an extension.

The house has full oil fired central heating with a new boiler having been fitted in the last few years.

The location is just to the south of the market town of Loudun, with easy access up to the Loire valley and equally for Poitiers and Futuroscope to the south. The TGV . . .



## Grand Ouest

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