



## TWO 4bed houses side-by-side (193m<sup>2</sup> & 215m<sup>2</sup> gîte?), outbuildings, on 2659m<sup>2</sup>, vg condition



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 523,669.06

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Loudun
Indicatif régional:	86200
Soumis:	24/06/2024

### Description:

**Two adjacent 4 bed houses (approx. 193m<sup>2</sup> and 214m<sup>2</sup>) or a main house and a gîte or 2 main houses. Excellent renovations which has kept original features. Outbuildings (approx. 110m<sup>2</sup>). Above ground pool for gîte. On approx. 2700m<sup>2</sup> of land. No near neighbours and close to the Loire Valley. 9 mins from the historic small town of Richelieu with supermarket, many shops, restaurants and schools and magnificent park. 16 mins to Loudun and 25 mins to Chinon. 4 ha public fishing lake less than 10 mins. 18 hole golf club 34 mins.**

### GENERAL INFORMATION

General condition: excellent for the both houses

Heating (\*): main house - gas central (boiler in good condition but could have government help to change it to heat pump)

gîte - electric

Septic tank: main house (to be updated to the current standards)

gîte - up to current standards

Front and rear garden for each house

Double glazing throughout

The gîte was a 4\* Gîte de France before bereavement

3mins to a village with minimarket and bar/brasserie

Richelieu 9 mins



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Loudun 16 mins - sous-prefecture with all main services, shops and hypermarkets  
Saumur 25 mins  
Approx. one hour to Tours and Poitiers airports with all year round flights to the UK  
Approx. 40mins to the TGV station at Châtellerault

## **DIMENSIONS**

### **MAIN HOUSE**

#### **Ground floor**

LIVING / DINING ROOM (incl. stairs) – 8.6 x 6.0m (51.6m<sup>2</sup>) – ceiling height: 2.5m – beam height: 2.1m – fireplace  
KITCHEN – 4.2 x 3.8m (16.0m<sup>2</sup>) – opening onto the garden  
UTILITY / SHOWER ROOM – 2.7 x 2.1m (5.7m<sup>2</sup>)  
WC – 2.2 x 1.3m (2.9m<sup>2</sup>)  
BEDROOM 1 / 2nd LIVING / STORAGE – 6.4 x 4.0m (25.6m<sup>2</sup>)

#### **First floor**

BEDROOM 2 – 6.4 x 3.7m + 3.0 x 2.7m (31.8m<sup>2</sup>) – ceiling height: 2.6m  
EN SUITE BATHROOM – 2.4 x 2.7m (6.5m<sup>2</sup>)  
EN SUITE WC – 2.3 x 0.9m (2.1m<sup>2</sup>)  
BEDROOM 3 – 3.8 x 3.6m (13.7m<sup>2</sup>) – ceiling height: 2.4m  
BEDROOM 4 – 4.3 x 3.6m (15.5m<sup>2</sup>)  
BATHROOM – 3.2 x 2.1m (6.7m<sup>2</sup>)  
WC – 1.7 x 1.2m (2.0m<sup>2</sup>)

### **GITE (previously 4 star)**

#### **Ground floor**

HALL – 5.8 x 3.3m (19.1m<sup>2</sup> incl. WC) – ceiling height: 2.5m - beam height: 1.9m  
LIVING ROOM (incl. stairs) – 6.6 x 5.7m (37.6m<sup>2</sup>) – ceiling height: 2.5m – beam height: 2.0m - fireplace  
DINING AREA – 6.2 x 3.7m (22.9m<sup>2</sup>) – ceiling height: 2.4m – beam height: 1.9m  
KITCHEN / BREAKFAST AREA – 6.2 x 2.9m (18.0m<sup>2</sup>)  
UTILITY / STORAGE – 6.1 x 2.7m (16.5m<sup>2</sup>)

#### **First floor**

BEDROOM 1 – 6.1 x 5.9m (36.0m<sup>2</sup>)  
Incl. EN SUITE BATHROOM / WC – 3.7 x 2.0m (7,4 m<sup>2</sup>)  
BEDROOM 2 – 5.9 x 4.5m (26.6m<sup>2</sup>)  
Incl. EN SUITE BATHROOM / WC – 3.5 x 1.8m (6.3m<sup>2</sup>)  
BEDROOM 3 – 4.7 x 3.0m (14.1m<sup>2</sup>)  
BEDROOM 4 – 5.2 x 3.1m (16.1m<sup>2</sup>)  
BATHROOM – 2.6 x 1.8m (4.7m<sup>2</sup>)  
WC – 1.8 x 1.5m (2.7m<sup>2</sup>)

### **OUTSIDE**



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BARN (locked area) – 6.4 x 4.0m (25.6m<sup>2</sup>) – ceiling height: 2.7m  
BARN (open area) – 11.2 x 6.1m (68.3m<sup>2</sup>) – beam height: 3.7m – ridge height: 6.3m  
OLD PIGGERY  
ROOM 1 – BOILER HOUSE – 2.4 x 2.0m (4.8m<sup>2</sup>)  
ROOM 2 – 2.4 x 2.0m (4.8m<sup>2</sup>)  
ROOM 3 – 2.4 x 2.0m (4.8m<sup>2</sup>)  
ABOVE GROUND POOL  
WELL for each house

(\* ) The DPE (energy report) rating, for the main house, is a "D" (170 kWh per m<sup>2</sup> per year) and the new method of evaluation was used. The report states that the annual energy costs are between 1,990€ and 2,730€. The rating for the gîte is also a "D" (213kWh per m<sup>2</sup> per year), the annual energy costs being between 2,110€ and 2,900€, though for a gîte this may be less relevant.

**These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.**

Price includes agency fees of 5%, payable by the buyer. Price before fees : 390 476 €

Information about risks to which this property is exposed is available on the Géorisques website :

## **FURTHER INFORMATION**

The price includes the agency commission and excludes notaire fees. The aim of SMJ Immobilier is to provide as much accurate and detailed information about each property as reasonably possible. Each property is researched in detail. We aim to give you complete and factual information so that you don't visit properties with bad surprises. We don't want to waste your time, the owners' time or our own time! If you would like to see more pictures we will be happy to send you the necessary internet links to download slideshows showing the property in more detail, the immediate surroundings (including the neighbours, if there are any), the hamlet or village and the town (if it is nearby). If there is any specific information you may require which is not shown, please ask and we shall do our best to give you the answers. Other houses for sale can be seen by clicking on 'SMJ Immobilier' at the top of this page.

## **Commun**



Chambres: 8  
Pied carré fini: 408 m<sup>2</sup>  
Dimensions du lot: 2659 m<sup>2</sup>

### Energy efficiency

Consommation énergétique  
(kWh/m<sup>2</sup>/an): 170

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PFYR-T134191/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T134191/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 159-pc86maul

