



TWO 4bed houses side-by-side (193m² & 215m² gîte?), outbuildings, on 2659m², vg condition



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 523,669.06

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Loudun
 ZIP code: 86200
 Posted: Jun 24, 2024

Description:

Two adjacent 4 bed houses (approx. 193m² and 214m²) or a main house and a gite or 2 main houses. Excellent renovations which has kept original features. Outbuildings (approx. 110m²). Above ground pool for gîte. On approx. 2700m² 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)
 gite - electric
 Septic tank: main house (to be updated to the current standards)
 gite - 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



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 (51.6m²) – ceiling height: 2.5m – beam height: 2.1m – fireplace
KITCHEN – 4.2 x 3.8m (16.0m²) – opening onto the garden
UTILITY / SHOWER ROOM – 2.7 x 2.1m (5.7m²)
WC – 2.2 x 1.3m (2.9m²)
BEDROOM 1 / 2nd LIVING / STORAGE – 6.4 x 4.0m (25.6m²)

First floor

BEDROOM 2 – 6.4 x 3.7m + 3.0 x 2.7m (31.8m²) – ceiling height: 2.6m
EN SUITE BATHROOM – 2.4 x 2.7m (6.5m²)
EN SUITE WC – 2.3 x 0.9m (2.1m²)
BEDROOM 3 – 3.8 x 3.6m (13.7m²) – ceiling height: 2.4m
BEDROOM 4 – 4.3 x 3.6m (15.5m²)
BATHROOM – 3.2 x 2.1m (6.7m²)
WC – 1.7 x 1.2m (2.0m²)

GITE (previously 4 star)

Ground floor

HALL – 5.8 x 3.3m (19.1m² incl. WC) – ceiling height: 2.5m - beam height: 1.9m
LIVING ROOM (incl. stairs) – 6.6 x 5.7m (37.6m²) – ceiling height: 2.5m – beam height: 2.0m - fireplace
DINING AREA – 6.2 x 3.7m (22.9m²) – ceiling height: 2.4m – beam height: 1.9m
KITCHEN / BREAKFAST AREA – 6.2 x 2.9m (18.0m²)
UTILITY / STORAGE – 6.1 x 2.7m (16.5m²)

First floor

BEDROOM 1 – 6.1 x 5.9m (36.0m²)
Incl. EN SUITE BATHROOM / WC – 3.7 x 2.0m (7,4 m²)
BEDROOM 2 – 5.9 x 4.5m (26.6m²)
Incl. EN SUITE BATHROOM / WC – 3.5 x 1.8m (6.3m²)
BEDROOM 3 – 4.7 x 3.0m (14.1m²)
BEDROOM 4 – 5.2 x 3.1m (16.1m²)
BATHROOM – 2.6 x 1.8m (4.7m²)
WC – 1.8 x 1.5m (2.7m²)

OUTSIDE



BARN (locked area) – 6.4 x 4.0m (25.6m²) – ceiling height: 2.7m
BARN (open area) – 11.2 x 6.1m (68.3m²) – beam height: 3.7m – ridge height: 6.3m
OLD PIGGERY
ROOM 1 – BOILER HOUSE – 2.4 x 2.0m (4.8m²)
ROOM 2 – 2.4 x 2.0m (4.8m²)
ROOM 3 – 2.4 x 2.0m (4.8m²)
ABOVE GROUND POOL
WELL for each house

(*) The DPE (energy report) rating, for the main house, is a "D" (170 kWh per m² 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 m² 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.

Common



Bedrooms: 8
Finished sq. ft.: 408 sq m
Lot Size: 2659 sq m

Energy efficiency

Energy Use (kWh/m²/year): 170

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/PFYR-T134191/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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