

## Propriété de Charme



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 790,176.71

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Лудён
Почтовый индекс:	86200
Добавлено:	02.04.2026

#### Описание:

Near the Loire Valley and its Castles, 45 minutes from Futuroscope Poitiers, this exceptional property offers a unique living environment. Easy access to services and shops makes it an ideal location for families. Additionally, the property is surrounded by a splendid wooded park of 8700 m<sup>2</sup>, providing a harmonious outdoor space.

Outside, this property includes outbuildings, such as a 40m<sup>2</sup> guest house and other beautiful outbuildings offering multiple possibilities for development. The entire structure is made of stone, with a slate roof dating from 2005, ensuring charm and solidity.

Inside, this 550 m<sup>2</sup> residence is spread over three levels. On the ground floor, there is a large reception area including 2 living rooms, 1 dining room, a hall, and a kitchen. On the 1st and 2nd floors, you will find a total of 11 spacious bedrooms and 7 bathrooms/shower rooms with toilets. Original elements, such as the wooden staircase, parquet floors, marble fireplaces, and a vaulted cellar, add character to this residence. You will also discover an 180m<sup>2</sup> convertible attic, ideal for an extension or transformation according to your needs.

This exceptional property is equipped with double glazing, a new heat pump, and a fiber connection, offering modern comfort in a historic setting.

Построен:	1850
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## Общие

Спальни:	11
Ванные комнаты:	7
Готовые кв.м.:	550 кв м
Площадь участка:	8700 кв м

## Room details

Total rooms:	15
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	103
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## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта:	<a href="http://www.arkadia.com/AGHX-T634009/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T634009/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1459687
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