



STUNNING CHÂTEAU, PRIVATE HOTEL IN THE HEART OF THE HISTORIC CITY OF THOUARS

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CITY OF THOUARS...



PROPERTY FACT FILE	
REFERENCE	A34389TBO79
PRICE	€ 795,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	6
ACCOMMODATION	350 m²
LAND	973 m²
TOWN	Thouars
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- location
- comfort
- renovation
- established business
- quality

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Elegance and Historical Charm in the Heart of Thouars
Built in the second half of the 15th century, this property is a remarkable townhouse located in the historic heart of Thouars, a city with a rich architectural and cultural heritage nestled in the Deux-Sèvres region.

DESCRIPTIF

Elegance and Historical Charm in the Heart of Thouars

Built in the second half of the 15th century, this property is a remarkable townhouse located in the historic heart of Thouars, a city with a rich architectural and cultural heritage nestled in the Deux-Sèvres region.

This unique building, a true gem of local heritage, combines the authenticity of a home steeped in history with modern amenities and exceptional comfort.

A Remarkable Architecture

From the moment you step inside, the captivating period details of the property transport visitors back in time.

The original stone spiral staircase, both majestic and authentic, is a testament to the architectural mastery of the 15th century. Every corner of the property reflects outstanding craftsmanship and meticulous preservation of its historical charm.

The property spans several spaces thoughtfully designed to combine comfort and functionality:

Seven spacious bedrooms, all bathed in natural light through large windows and offering generous proportions, ideal for family living or hosting guests.

An independent duplex suite, perfect as a private retreat or for rental use.

Two elegant living rooms, designed for relaxation or entertaining, blending traditional elements seamlessly with contemporary touches.

A landscaped garden and vegetable patch, providing a bucolic outdoor space for leisure or organic gardening.

A large covered terrace, perfect for extending your evenings outdoors, no matter the season.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34389TBO79>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

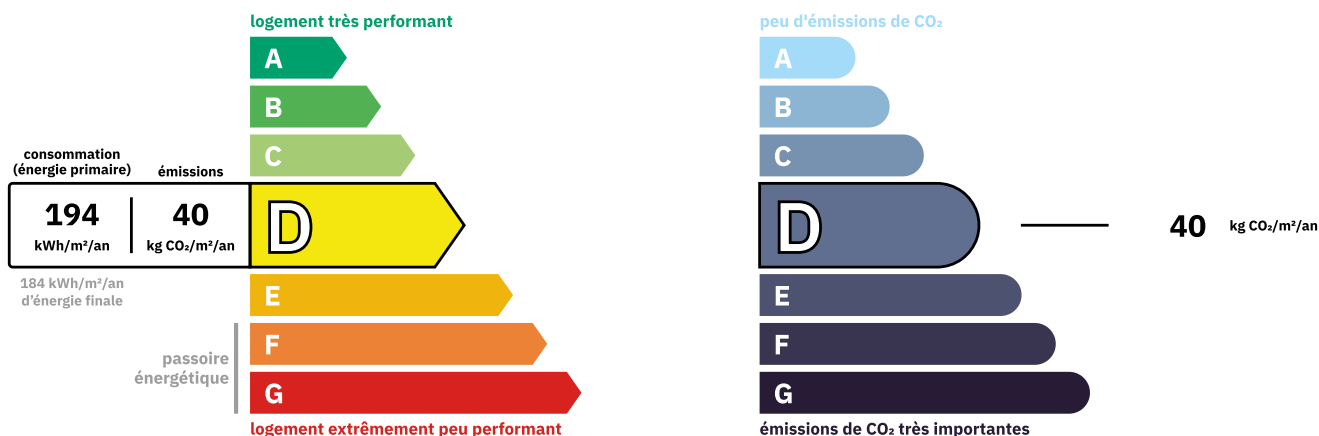
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 4780 € and 6520€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A34389TBO79
FILE COMPLETE
AND PHOTOS
ON REQUEST

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