COLDWELL BANKER
EUROPA REALTY

House Thouars 252 m²



SALE PRICE : 398 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Sometimes a sleeping beauty just needs to be awakened. This one, right in the heart of Thouars, combines the elegance of remarkable architecture with the unexpected comfort of an indoor swimming pool. A house of character, rare in a town centre, simply waiting for its next story.

Bright and spacious, the ground floor offers a double living room — including a "music room" with oak parquet flooring and a trompe-l'œil ceiling —, a light-filled orangery, two dining rooms for entertaining in every season, a bedroom with its own independent access, and the indoor pool for swimming all year round. Throughout, generous volumes and period details invite you to wander from one room to the next. Single-level living is entirely possible.

Upstairs: four bedrooms, three bathrooms and a laundry room. Three interior staircases make it possible to imagine two independent dwellings: an ideal layout for a large family, multi-generational living or a guest house project.

A garage, two parking spaces — a real luxury in a town centre —, a cellar and attics complete the property, set around a sunny garden sheltered from view, a true haven of peace in the heart of town.

A second house, not included in the sale but opening directly onto the street, offers a great opportunity for professional premises or a rental investment.

Shops, market, restaurants, cinema, theatre, media library: everything is just a stroll away, and the car can stay in the garage. The train station (regional trains to Saumur, TGV to Paris) and schools are less than a 10-minute walk.

Awarded the "Town of Art and History" label, Thouars charms with its castle of the Dukes of La Trémoille, its ramparts, its old lanes and the gentle Thouet valley — between Saumur, the Puy du Fou and the Futuroscope.

In short: the charm of an old house, with all the comfort for a gentle life in town, away from prying eyes. A house to visit without delay to appreciate its full potential.

Some of the visuals shown are virtual staging proposals generated by artificial intelligence to help you visualize the space.

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FEATURES

Property type:	House	Area:	252.0 m²	Number of rooms:	9 rooms
Number of bedrooms:	5 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 301

Greenhouse gas emissions (GHG) index: D 35

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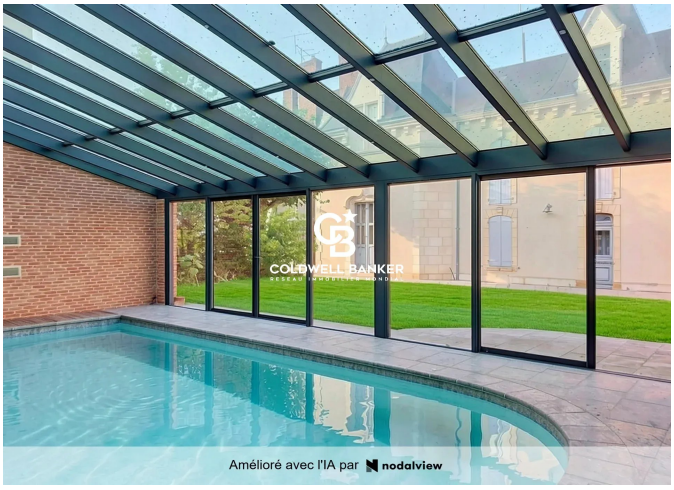



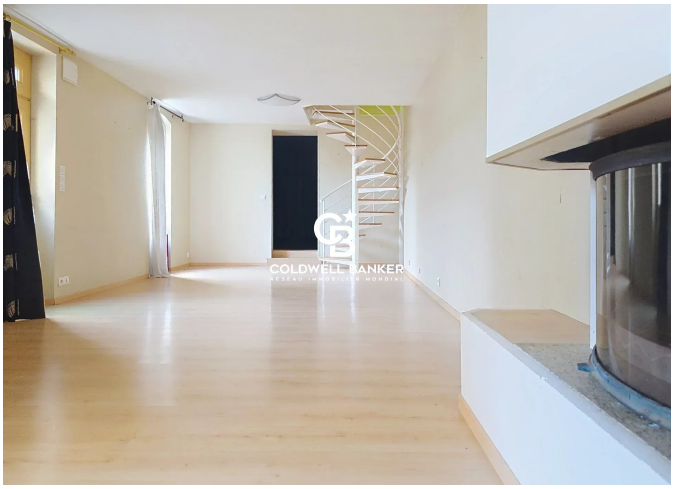







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