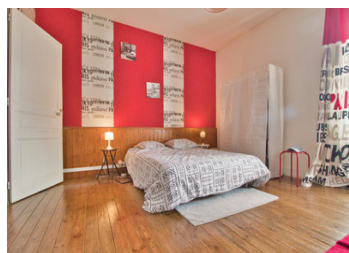


Old 4 bedroom house in a village in the southern Loire Valley with all amenities on foot including school.



INFORMATION

| | |
|-------------|-------------------|
| Town: | Monts-sur-Guesnes |
| Department: | Vienne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 160 m2 |
| Plot Size: | 510 m2 |

IN BRIEF

In the heart of a dynamic village, renovated old house with 4 large bedrooms, a bathroom and a shower room.

Very bright fitted and equipped kitchen less than three years old with large utility room.

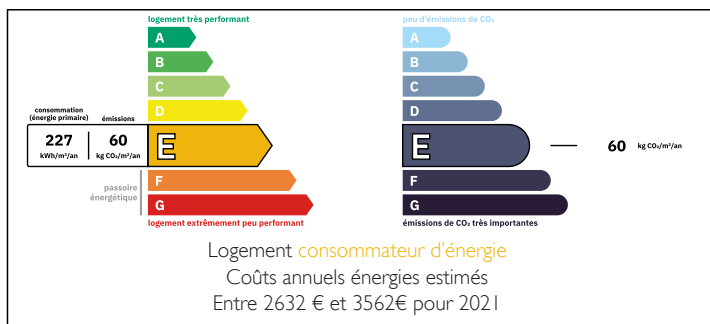
Large living/dining room with windows equipped with one-way glass.

Beautiful wooden staircase and on the first floor old parquet floors perfectly maintained.

Small courtyard easy to maintain, possibility to buy a plot of land adjacent to this courtyard.

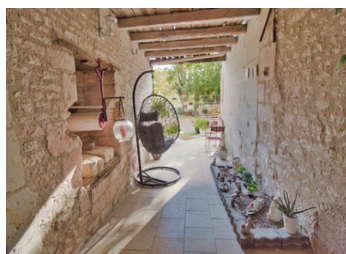
The courtyard is protected from view by the house and the numerous outbuildings.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1080 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

PROPERTY IN DETAILS:

Ground floor:

- entrance 4.5 m2 from the street
- entrance from the courtyard 4.5 m2
- hallway 6x2m leading to
- kitchen 17.5 m2 fitted and equipped 3 years ago;
- utility room 18 m2
- dining/living room 35 m2 with one-way glass windows
- separate WC
- 3 m2 shower room, 20 years old

A beautiful old staircase gives access from the corridor:

On the first floor, all with old parquet floors:

- landing 5.8 m2
- a bedroom of 17 m2
- a 10 m2 bedroom with built-in cupboard
- a 7 m2 bathroom with WC, built 20 years ago
- a 7 m2 corridor giving access to:
- a bedroom of 12.5 m2
- a bedroom 16 m2

THE OUTBUILDINGS:

- boiler room 9 m2 with attic above
- Garage and storage room 37 m2
- Workshop 16.5 m2
- Old barn 27 m2, roof was inspected in January 2024.
- Loft 16 m2
- Terrace 18 m2

TECHNICAL CHARACTERISTICS:

- double glazing throughout
- All on the sewer
- oil central heating 1000 l tank, cast iron radiators
- Pulsed insulation.
- well with new pump for irrigation

THE AREA:

The village of Monts sur Guesnes is a peaceful but dynamic village of about 900 inhabitants. It offers all the essential amenities, all within walking distance (nursery and primary schools, pharmacy, doctor's