

Charm, stone and history for this former priory in a village in the southern Loire Valley, 1 ha, tennis court.



INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	4
Bath:	2
Floor:	240 m2
Plot Size:	10260 m2

IN BRIEF

Beautiful group of buildings for a multi-faceted renovation project.

This former 19th century priory has been in the same family for 50 years. They have maintained it and preserved its character. Although it needs some work to make it more comfortable, it is full of old features that give it its charm.

Over 1 ha of partly fenced land is suitable for animals.

The property has a tennis court that needs cleaning but is functional.

Situated in a small, very quiet village of 130 inhabitants, 4 km from a village of 900 inhabitants with all amenities, the property has 4 entrance gates giving access to the landscaped grounds.

These 4 different entrances can be used to create a wide variety of outbuildings to suit your needs.

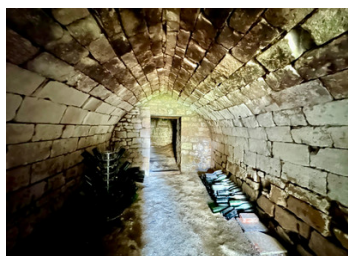


ENERGY - DPE

DPE not required.

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 habitation: EUR

NOTES

DESCRIPTION

THE PROPERTY IN DETAIL:

MAIN HOUSE:

- entrance 8.25 m2 tiled floor, a French window, a window.
- the living room to the right 43.50m2 with old parquet and terracotta floor tiles, 3 windows, a French window opening onto the grounds, a fireplace.
- the kitchen on the left 26 m2 with open fireplace, door to back kitchen and staircase to attic, French window to courtyard and 2 windows.
- dining room 28 m2 (now a bedroom), tiled floor with cabochons, a fireplace, 3 windows
- hallway 5.5 m2 with French window to outside and access to bathroom
- bathroom with WC 5.7 m2
- Room 1 (current bedroom), 18.5 m2, fireplace, window, terracotta floor tiles.
- Room 2 (currently the bedroom), 21 m2 with 1 French window opening onto the courtyard, a window, a fireplace and floor tiles.
- storage room 2 m2 with window leading to shower room
- shower room with WC 7.15 m2
- Room 3, 19 m2 (bedroom currently with tiled floor, fireplace, French window to courtyard, window).
- Room n°4, 18 m2 (bedroom with tiled floor, fireplace, French window opening onto the courtyard).

SEPARATE BUILDINGS IN THE COURTYARD:

- Possible small gîte 41 m2 consisting of two rooms of 17.5 and 23.5 m2 with water point.
- Large barn of approx. 120 m2.
- At right angles, two stables and a room totalling 130 m2.
- Adjoining the church are two rooms of around 50 m2.
- An old school to be completely renovated on several floors, approx. 80m2 floor surface area, adjoining the church with a 52 m2 vaulted cellar on the ground floor.