

In the south Loire Valley, heart of a village , a non overlooked magnificent house, lovely flowered garden



## INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	3
Bath:	1
Floor:	186 m <sup>2</sup>
Plot Size:	815 m <sup>2</sup>

## IN BRIEF

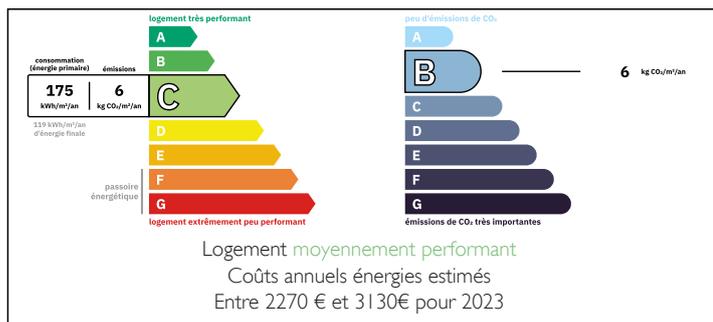
Beautiful 18th-century stone house in the heart of a village with all amenities.

Nestled in a beautifully flowered enclosed garden of 815 m<sup>2</sup> and surrounded by its outbuildings, this house with three bedrooms will charm you with its character and lack of overlooking neighbors.

Several renovations were carried out in 2022, including the roof and insulation, electrical work, bathroom, and an air/water heat pump.

This superb property is sure to impress. The tranquility in the midst of a typical southern Val de Loire village characterizes this old house, which features two cellars, a well, and numerous small outbuildings, including a covered area.

## ENERGY - DPE



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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.



## DESCRIPTION

### PROPERTY IN DETAIL:

From the village street, a small path of a few meters leads to the gate, behind which a landscaped and flower-filled courtyard of 815 m<sup>2</sup> welcomes you.

### THE HOUSE:

#### Ground floor:

- Entrance: 5 m<sup>2</sup> with toilet under the staircase
- Kitchen: 19 m<sup>2</sup>
- Living/dining room: 23.7 m<sup>2</sup>
- Corridor: 7.5 m<sup>2</sup>
- Boiler/laundry room: 15 m<sup>2</sup>
- Landing: 4 m<sup>2</sup> with stairs
- Living room/separate office space: 31.5 m<sup>2</sup>

#### First floor via the entrance staircase:

- Corridor: 4 m<sup>2</sup>
- Bedroom 1: 25 m<sup>2</sup>
- Bedroom 2: 21 m<sup>2</sup>
- Bathroom: 21.7 m<sup>2</sup> with bath, shower, bassin and toilets

#### First floor via the landing staircase:

- Bathroom: 21.7 m<sup>2</sup> (same as previously described)
- Storage: 3 m<sup>2</sup>
- Bedroom 3: 16 m<sup>2</sup>
- Attic: 18 m<sup>2</sup> with foldable loft ladder for additional storage

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

### OUTBUILDINGS:

- Garage: 30 m<sup>2</sup>
- Large covered area
- Various small outbuildings
- Two cellars
- Well

### TECHNICAL DETAILS:

- Mains sewage
- Central heating with heat pump (2022)
- Electrical system updated in 2022
- Bathroom with shower, bathtub, sink (2022)
- Roof and insulation (2022)