

On the outskirts of a village in the south Loire Valley, a farmhouse with enclosed courtyard and outbuildings.



INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	2
Bath:	1
Floor:	108 m ²
Plot Size:	3378 m ²



IN BRIEF

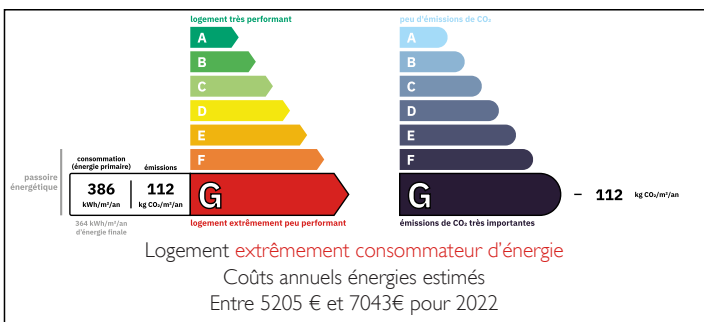
Come and discover this property, situated on a quiet road on the outskirts of a village with all amenities within walking distance, including a nursery and primary school: a farmhouse with a courtyard fully enclosed by walls and gates.

No immediate neighbours for this renovation project.

Currently offering around 100 m² of living space, allowing you to live on the property whilst considering the possibility of creating a large house with exposed stonework.

Ideal for a craftsman thanks to the large workshops.

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.



DESCRIPTION

THE PROPERTY IN DETAIL:

Ground floor

- Entrance via the kitchen (19 m²)
- dining room 24.5 m² with open fireplace
- living room/study 8.4 m²
- study 14.5 m² with staircase to the first floor
- hallway 2 m² leading to
- bathroom 7.5 m² with bath and shower
- separate toilet
- pantry/boiler room 19 m²

Upstairs

- Bedroom 16m²
- Bedroom 15m²

TECHNICAL DETAILS:

- Oil-fired central heating (boiler approx. 30 years old)
- Non-compliant septic tank
- Electrical work required
- Double glazing downstairs

OUTBUILDINGS:

- Convertible attics
- Barns 77 m²
- Former stable 40 m²
- Bread oven room 32 m² + first floor
- Shed 88 m² (stone walls and slate roof)
- Cellar approx. 20 m²
- Covered courtyard 33 m²
- Store room 33 m² + first floor

THE AREA:

The village of Monts-sur-Guesnes is a peaceful yet vibrant village with a population of around 900. It offers all the essential amenities, all within walking distance (nursery and primary school, pharmacy, GP surgery, mini-market, a bar-restaurant, hairdresser, beautician, theatre, etc.). Furthermore, an imposing château stands in the village square; this château currently houses the town hall, the library and, since May 2022, the Haut-Poitou Museum.

The towns of Loudun (15 km) and Richelieu (13

LOCAL TAXES

Taxe habitation: EUR

NOTES