

In the south Loire Valley 3-beds stone house with 2 shower rooms, set on a fully enclosed 3,500 m plot.



INFORMATION

Town:	Guesnes
Department:	Vienne
Bed:	3
Bath:	2
Floor:	150 m ²
Plot Size:	3500 m ²



IN BRIEF

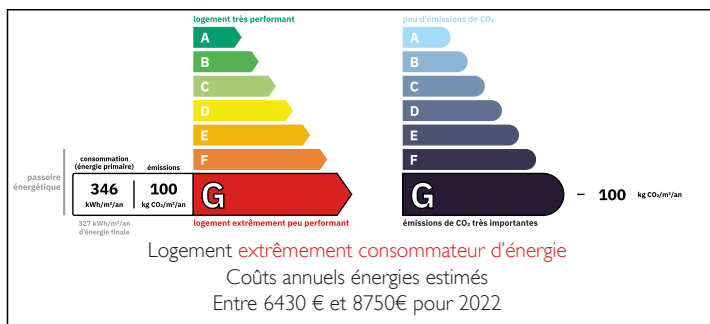
Ground Floor: The entrance hall leads to a living room, a bright dining room opening onto a terrace through large sliding glass doors, and a well-lit kitchen with access to a small conservatory. This level also includes a shower room, a separate WC with washbasin, a pantry, a utility/laundry room, and a boiler room.

Half Landing: A converted attic-style room, ideal as a playroom, home office, or occasional guest bedroom, completes the accommodation.

First Floor: A hallway leads to three bedrooms, one of which benefits from a walk-in dressing room, as well as a bathroom and a separate WC with washbasin.

A non-convertible attic provides additional storage space.

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

THE PROPERTY IN DETAILS:

Ground floor (Ground Floor Level):

- * Entrance hall: 9 m² with 2 built-in closets
- * Hallway: 4.5 m²
- * Dining room: 22.5 m² with sliding glass doors opening onto the terrace and an open fireplace
- * Kitchen: 14.5 m²
- * Passageway: 1.8 m² with built-in closet
- * Shower room: 4.3 m²
- * Small conservatory/sunroom: 7.3 m²
- * Living room: 15 m²
- * Separate toilet with washbasin
- * Landing/hall area: 9 m² with storage and staircase
- * Hallway: 4 m² leading to the boiler room, with shelving
- * Boiler room: 13 m²
- * Laundry room: 5.4 m²
- * Small conservatory/sunroom: 8.3 m²

Half landing / Split level:

- * Games room / attic bedroom with sloping ceilings: 20 m² floor area

First floor:

- * Hallway: 9.7 m² with built-in closet
- * Bathroom: 4.7 m²
- * Separate toilet with washbasin
- * Bedroom: 14.7 m²
- * Bedroom: 14.5 m²
- * Bedroom: 13.5 m² with walk-in closet/dressing room of 2.3 m²

Staircase leading to a non-convertible attic.

Double garage with workshop

- * 70 m² total area.

TECHNICAL FEATURES:

NOTES