

## Two independent properties with courtyards in the heart of Monts-sur-Guesnes

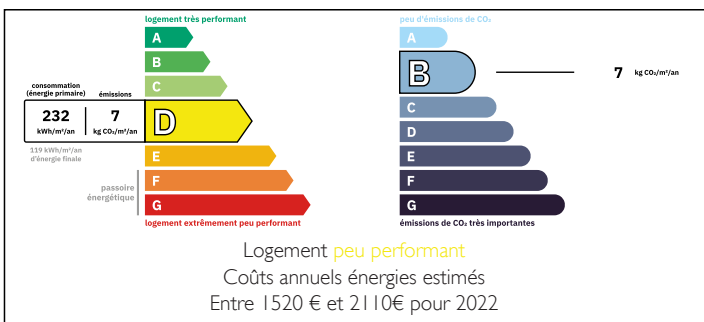


## INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	4
Bath:	2
Floor:	156 m <sup>2</sup>
Plot Size:	234 m <sup>2</sup>



## ENERGY - DPE



## IN BRIEF

This versatile pair of houses in the centre of Monts-sur-Guesnes offers real potential — whether as an investment, a main home with the option to rent out the second property, or the opportunity to combine both buildings into one spacious residence.

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

Entering the first property (about 92m<sup>2</sup>), the open plan ground floor (34 m<sup>2</sup>), has an entrance space, an open kitchen and living room with windows to the front and rear. There is a woodburning stove. The wooden staircase leads from the hall to the first floor where, off a landing (1 m<sup>2</sup>), is a bedroom (21 m<sup>2</sup>) with fireplace and windows to the front and rear, a small room (5m<sup>2</sup>) which could be used as a study, a dressing room or a nursery and a shower room (5 m<sup>2</sup>) with shower, sink and WC and a fitted cupboard. The staircase continues to the second floor where there is a room (18 m<sup>2</sup>) that could be divided to create an additional shower room and dressing room and a bedroom (16 m<sup>2</sup>) with fitted cupboards and windows to the front and rear. Back downstairs, a door from the kitchen leads out to an enclosed courtyard. There is a barn (32 m<sup>2</sup>) which has a laundry space with WC.

## NOTES

You enter the second house ( about 70m<sup>2</sup>) directly into the kitchen (19 m<sup>2</sup>). To the left is a living room (17 m<sup>2</sup>) with fireplace. The wooden staircase leads to a landing (3 m<sup>2</sup>) off of which are two bedrooms (13 m<sup>2</sup> & 12 m<sup>2</sup>) one with a cupboard. There is also a shower room (5 m<sup>2</sup>) with shower, sink and WC. Back downstairs, a door from the kitchen leads out to the courtyard.

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