

107 m House – Former Bakery with Wood-Oven – Renovated in 1980 – 2/3 Beds – Enclosed Grounds – Forest view

EXCLUSIVE



INFORMATION

Town:	Guesnes
Department:	Vienne
Bed:	3
Bath:	0
Floor:	107 m2
Plot Size:	471 m2

IN BRIEF

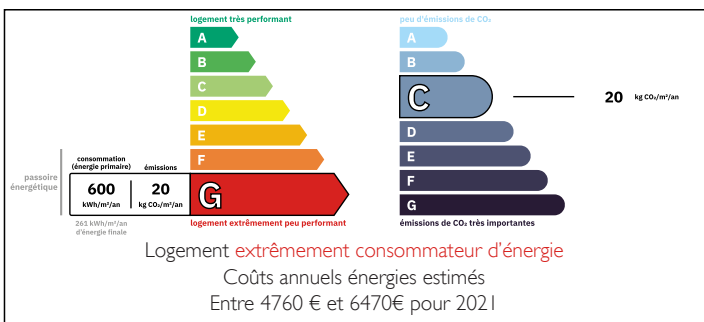
At the heart of the peaceful hamlet of Les Chauleries, conveniently located along the Loudun–Poitiers route with easy access to both towns, this 107 m² house was formerly a bakery and was renovated in the 1980s.

Full of character, the property retains several beautiful features that reflect its history. In particular, the living room still features the original wood-fired oven, complete with its cast-iron doors, preserved as a striking and authentic focal point.

Outside, the property benefits from approximately 471 m² of fully enclosed grounds, providing a pleasant and private outdoor space. There is also a covered shelter, offering space to park a car and store tools, bicycles or garden equipment.



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

Located in Les Chauleries, a peaceful hamlet near the Loudun–Poitiers route with easy access to both towns, this charming property will appeal to those seeking peace and quiet, a natural setting and a home with history and character.

THE PROPERTY IN DETAIL

>>Ground Floor

The house offers a lovely living space comprising:

- A 33 m² living room, warm and bright, featuring the original wood-fired oven with its cast-iron doors.
- A 17 m² kitchen, formerly used as the bakery's shopfront.
- A shower room of approximately 3 m².
- A separate WC.

A beautiful original wooden staircase leads to the first floor.

>>First Floor

The entire first floor retains its original wooden flooring. The current layout could be reconfigured to improve the flow and make better use of the space, if desired.

- A 2.70 m² landing/hallway leads to:
- A bedroom of approximately 16 m².
- A second bedroom of approximately 17 m², with a small balcony.
- A 9 m² office or dressing room. This room currently provides access to one of the bedrooms, but could also be converted into a bedroom by altering the layout.
- A 9 m² shower room with WC, washbasin and storage space.

Outside, the property benefits from fully enclosed grounds, around 471 m², offering a pleasant outdoor space. There is also a covered outbuilding of approximately 30 m², suitable for parking a car and storing tools, bicycles or garden equipment.

TECHNICAL POINTS

NOTES