

180 m Stone House + 45 m Shopfront, Château Views, 5 Bedrooms, Outbuildings and 600 m Enclosed Grounds

EXCLUSIVE



INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	5
Bath:	2
Floor:	180 m ²
Plot Size:	630 m ²

IN BRIEF

In the heart of the village of Monts-sur-Guesnes, this charming traditional stone house offers approximately 180 m² of living space, generous proportions and considerable potential for further development.

Situated directly on the village square, the property enjoys a prime central location while benefiting, to the rear, from approximately 600 m² of fully enclosed, private grounds, with no overlooking properties and pleasant views towards the château.

The property also includes approximately 45 m² currently arranged as a shop, which could either continue to be used as a retail space or be easily converted, depending on your needs, into a living room, entrance hall, home office/professional space, workshop or additional living accommodation.

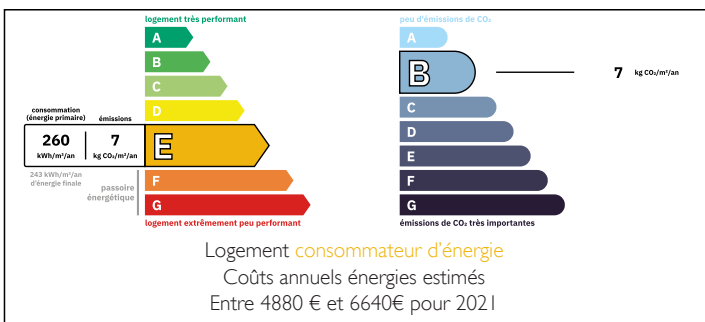
The layout, with five bedrooms, also offers the

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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.



ENERGY - DPE





NOTES

DESCRIPTION

A spacious family home featuring generous proportions and original wooden flooring in several areas.

The layout of the property offers a range of possibilities: a large family home, permanent or holiday residence, guest accommodation, a professional activity or the creation of a separate living space, depending on your requirements and any alterations you may wish to make.

>>GROUND FLOOR

The ground floor comprises:

- A 30 m² kitchen, a welcoming and sociable living space with direct access to the garden.
- A 20 m² hallway, providing access to two separate WCs, each with a washbasin. The hallway also leads to the living room and the existing shop area, and contains two staircases.
- A 25 m² sitting/dining room, featuring an open fireplace and providing a generous entertaining space with access to the garden.

>>FIRST FLOOR – FIRST BEDROOM AREA

An original wooden staircase, located near the sitting room, leads to the first bedroom area on the first floor.

- A 6 m² landing provides access to:
- A 16 m² bedroom.
- A 15 m² bedroom.
- A 14 m² bedroom.
- A 11 m² bathroom with a bath.

Two of the bedrooms enjoy views towards the château.

>>FIRST FLOOR – SECOND BEDROOM AREA

A second staircase dating from the 1950s, located