

Old 4 bedroom house in a village in the southern Loire Valley with all amenities on foot including school.



INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	4
Bath:	2
Floor:	160 m ²
Plot Size:	510 m ²

IN BRIEF

In the heart of a dynamic village, renovated old house with 4 large bedrooms, a bathroom and a shower room.

Very bright fitted and equipped kitchen less than three years old with large utility room.

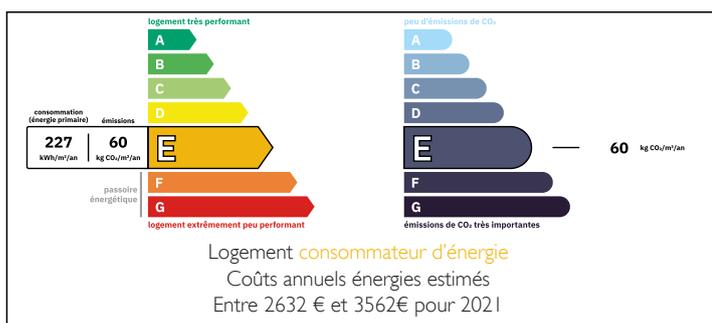
Large living/dining room with windows equipped with one-way glass.

Beautiful wooden staircase and on the first floor old parquet floors perfectly maintained.

Small courtyard easy to maintain, possibility to buy a plot of land adjacent to this courtyard.

The courtyard is protected from view by the house and the numerous outbuildings.

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

PROPERTY IN DETAILS:

Ground floor:

- entrance 4.5 m² from the street
 - entrance from the courtyard 4.5 m²
 - hallway 6x2m leading to
 - kitchen 17.5 m² fitted and equipped 3 years ago;
 - utility room 18 m²
 - dining/living room 35 m² with one-way glass windows
 - separate WC
 - 3 m² shower room, 20 years old
- A beautiful old staircase gives access from the corridor:

On the first floor, all with old parquet floors:

- landing 5.8 m²
- a bedroom of 17 m²
- a 10 m² bedroom with built-in cupboard
- a 7 m² bathroom with WC, built 20 years ago
- a 7 m² corridor giving access to:
- a bedroom of 12.5 m²
- a bedroom 16 m²

THE OUTBUILDINGS:

- boiler room 9 m² with attic above
- Garage and storage room 37 m²
- Workshop 16.5 m²
- Old barn 27 m², roof was inspected in January 2024.
- Loft 16 m²
- Terrace 18 m²

TECHNICAL CHARACTERISTICS:

- double glazing throughout
- All on the sewer
- oil central heating 1000 l tank, cast iron radiators
- Pulsed insulation.
- well with new pump for irrigation

THE AREA:

The village of Monts sur Guesnes is a peaceful but dynamic village of about 900 inhabitants. It offers all the essential amenities, all within walking distance (nursery and primary schools, pharmacy, doctor's

LOCAL TAXES

Taxe foncière:	1080 EUR
Taxe habitation:	EUR

NOTES