

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 <sup>2</sup>
Plot Size:	510 m <sup>2</sup>

## 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.

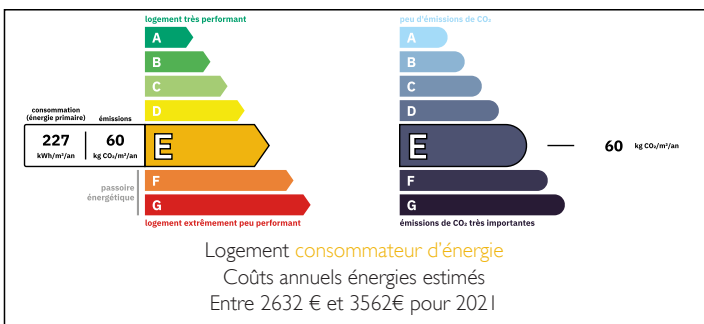
Large living/dining room with windows equipped with one-way glass.

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.

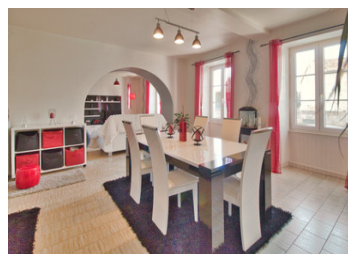
The courtyard is protected from view by the house and the numerous outbuildings.

## 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.



## LOCAL TAXES

**Taxe foncière:** 1080 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### PROPERTY IN DETAILS:

Ground floor:

- entrance 4.5 m<sup>2</sup> from the street
- entrance from the courtyard 4.5 m<sup>2</sup>
- hallway 6x2m leading to
- kitchen 17.5 m<sup>2</sup> fitted and equipped 3 years ago;
- utility room 18 m<sup>2</sup>
- dining/living room 35 m<sup>2</sup> with one-way glass windows
- separate WC
- 3 m<sup>2</sup> 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 m<sup>2</sup>
- a bedroom of 17 m<sup>2</sup>
- a 10 m<sup>2</sup> bedroom with built-in cupboard
- a 7 m<sup>2</sup> bathroom with WC, built 20 years ago
- a 7 m<sup>2</sup> corridor giving access to:
- a bedroom of 12.5 m<sup>2</sup>
- a bedroom 16 m<sup>2</sup>

### THE OUTBUILDINGS:

- boiler room 9 m<sup>2</sup> with attic above
- Garage and storage room 37 m<sup>2</sup>
- Workshop 16.5 m<sup>2</sup>
- Old barn 27 m<sup>2</sup>, roof was inspected in January 2024.
- Loft 16 m<sup>2</sup>
- Terrace 18 m<sup>2</sup>

### 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