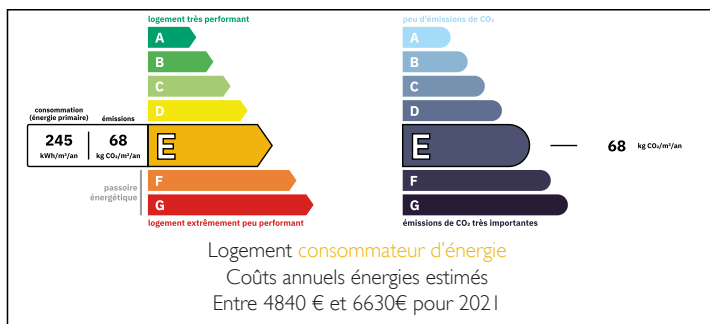


South Loire Valley, stone house with landscaped park of 8,000 m² in the heart of a village with nearby shops.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	5
Bath:	2
Floor:	260 m ²
Plot Size:	8051 m ²

IN BRIEF

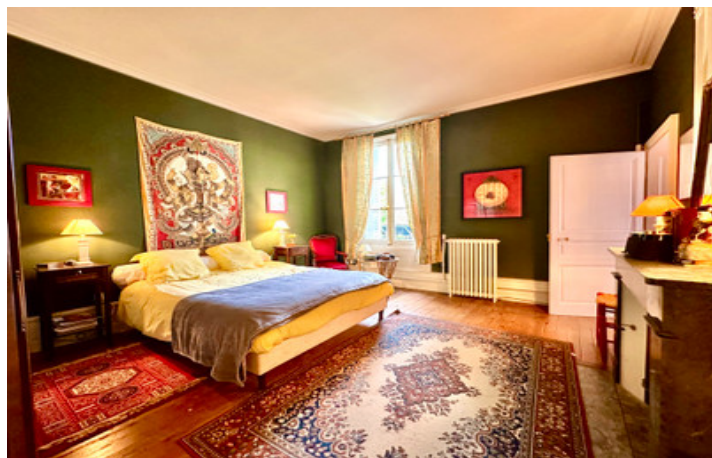
Set in a magnificent landscaped park of 8,000 m² planted with centenary trees, this property dating from 1650 and 1850 offers an exceptional living environment that combines the charm of the old with modern comfort. Ideally located, this residence allows you to enjoy both tranquility and proximity to amenities.

The spacious interior features a bright living room with an elegant fireplace and windows overlooking the park. The upper floor includes 4 bedrooms, one with a dressing room and bathroom, and another with a shower room; an attic could be converted into a 5th bedroom. An office accessible from the outside completes the layout.

Outside, there is a superb garden and numerous outbuildings. Among the outbuildings are former baths that allowed a previous owner to enjoy steam treatments thanks to a steam boiler, as well as two

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.



LOCAL TAXES

Taxe foncière: 1900 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In a small dead-end street with three properties, a gate provides access to the land and property. You can enter through the kitchen, dining room, or living room.

Each room has a fireplace, some of which are functional.

Most rooms have old oak or pine parquet flooring.

Ground Floor:

-Kitchen: 23 m², fitted and equipped with two built-in cupboards, tiled flooring resembling cement tiles

-Hallway: 1 m² with staircase

-Dining Room: 32 m², oak parquet

-Living Room: 27.5 m², oak parquet

Upstairs:

-Landing: 1 m², oak parquet

-Bedroom: 23 m² on the left with a small water room containing a sink; installation of a shower can be considered (pine parquet flooring)

-Corridor: 30 m² on the right (oak parquet), leading to 3 bedrooms, a separate toilet, a bathroom, a dressing room, and a loft space

-Bedroom: 17.5 m² (carpet over tiles)

-Toilet: 1 m²

-Dressing Room: 16.6 m² (carpet over tiles), providing access to the -bathroom: 10 m² (tiles)

-Bedroom: 19 m² with access from the corridor as well as direct access to the dressing room and bathroom (pine parquet)

-Loft: 18 m² that could become an additional bedroom if needed.

-Bedroom: 25 m² (pine parquet) with a recent shower room

On the Ground Floor, accessible from outside:

-An office: 25 m², previously a medical practice

-Boiler room: 18 m² with oil boiler and wood storage