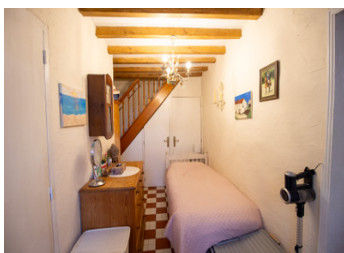


Charming two bedroom, two bathroom property with enclosed garden near Guesnes



INFORMATION

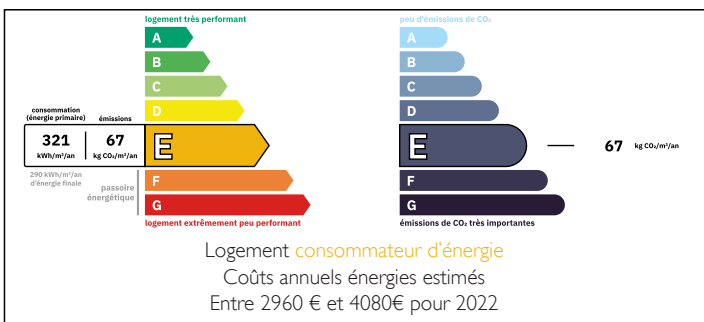
Town:	Guesnes
Department:	Vienne
Bed:	2
Bath:	2
Floor:	89 m2
Plot Size:	700 m2



IN BRIEF

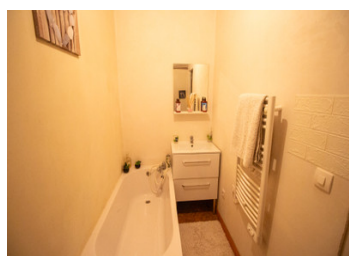
Situated in a quiet hamlet, about 15 minutes from the towns of Loudun and Mirebeau, this sweet property is perfectly located for visiting the Loire Valley châteaux, the region's vineyards and Futuroscope theme park in Poitiers. It is about 30 minutes from Poitiers and just over 3 hours from the Caen ferry terminal.

ENERGY - DPE



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.



DESCRIPTION

Entering directly into the kitchen/dining room (22m²), there is a door to the side of the property on to a decked terrace. Continuing through, the living room (17m²) has a fireplace with wood burning stove and window to the terrace. Back in the kitchen, to the right is a hall (9m²) with door to the front of the house, off of which is a shower room (3m²) with shower, sink and WC. Under the stairs is a cupboard. The staircase leads up to two bedrooms (15m² and 18m²). Off the larger bedroom is a bathroom (4m²) with bath, sink and WC. A door also leads to attic space. Outside, there is a barn (34m²) with cave below, as well as other small outbuildings. The garden is to the front, side and rear.

The property is about 5 km from Monts sur Guesnes which has all amenities, a kindergarden and primary school and is accessible by bus. It is around 13 km from Mirebeau which has colleges and various shops and 16 km from Loudun where there is a lycée and more shops and hospital.

The house is perfectly located for visiting the Loire Valley chateaux, the regions wineries and Futuroscope £D and 4D theme park at Poitiers. The property is approximately 30 minutes from Poitiers and just over 1 hour from Tours airports. It is a 3 hour 30 minute drive from the ferry terminal at Caen.

Measurements are approximate and not contractual.

Information about risks...

LOCAL TAXES

Taxe foncière: 340 EUR

Taxe habitation: EUR

NOTES