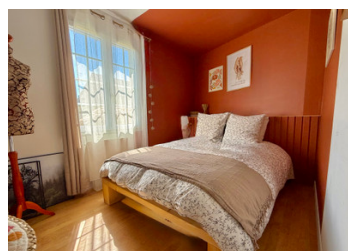
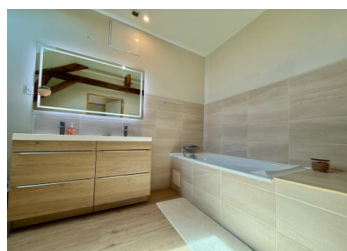


Recently renovated interior, 3 beds, 1 on the ground floor, 2 bathrooms. Enclosed land with outbuildings



INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	3
Bath:	2
Floor:	128 m2
Plot Size:	2300 m2



IN BRIEF

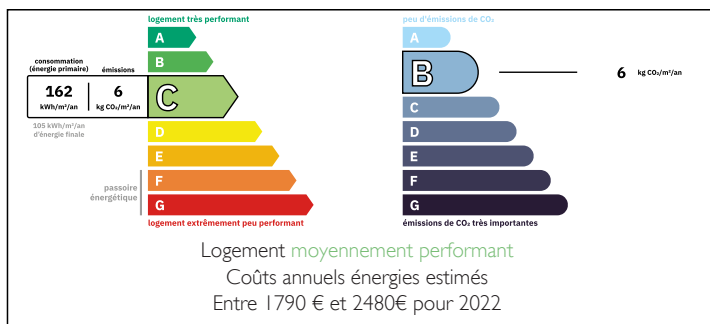
On the edge of the woods, in a quiet hamlet just a 2-minute drive from amenities including a kindergarten and primary school as well as a fully equipped medical center, come and discover this charming old stone house, recently and tastefully renovated inside.

It features a beautiful kitchen open to the dining area and living room, three bedrooms including one on the ground floor, and two bathrooms, one of which is on the ground floor.

The property sits on fully enclosed grounds with an automatic gate and includes several outbuildings. A garage provides parking for one car.

Energy-efficient heating systems have been installed: a stove in the living room heats part of the ground floor, along with reversible air conditioning, while the rest of the house is equipped with electric radiators. A thermodynamic water heater provides hot water.

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.



NOTES

DESCRIPTION

THE PROPERTY IN DETAIL:

Ground floor:

- Entrance hall: 4 m², French door opening onto the front garden
- Kitchen: 17.50 m², French door opening onto the front garden
- Office/dressing room: 10.20 m²
- Bedroom: 9 m²
- Dining room/living room: 26 m², French door opening onto the front garden
- Hallway: 2.70 m²
- Separate WC: 1 m²
- Shower room: 3.80 m² with walk-in (Italian-style) shower
- Hallway/storage room: 8 m² with French door to the rear garden and staircase to the first floor

First floor:

- Landing/corridor: 5.50 m²
- Bathroom: 7.90 m² with bathtub, double washbasin, and WC
- Bedroom: 15.60 m²
- Bedroom: 16 m²
- Landing: 3 m², currently used for storage; by adding a doorway, it could allow the creation of a fourth bedroom

TECHNICAL POINTS:

- PVC double glazing
- Heating via a wood-burning stove, electric radiators in the bedrooms and bathroom, and reversible air conditioning in the living room
- Thermodynamic water heater.

OUTBUILDINGS:

- Garage: 22 m²
- Utility/laundry room: 10 m²
- Woodshed: approx. 10 m²
- Pantry/cellar: 22 m² with attic above
- Sheet-metal workshop: 22 m²

It is possible to purchase, as an additional option, a

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