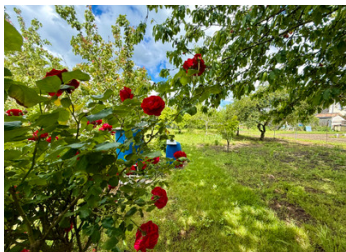


Tufa stone house in a village with local shops and schools within walking distance. Land and outbuildings.



INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	2
Bath:	1
Floor:	100 m ²
Plot Size:	1500 m ²



IN BRIEF

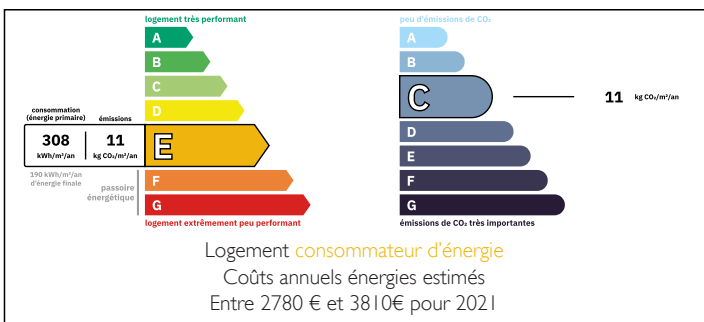
Behind a large wooden gate, a porch leads you into the flower-filled courtyard surrounded by buildings. This attached house requires some updating but is habitable as it currently stands.

It features 2 bedrooms and a study with wooden floors, a beautiful wooden staircase, a kitchen with dining area, and a living room.

A large covered terrace overlooks the flower-filled courtyard surrounded by outbuildings.

The vegetable garden with fruit trees can be reached through the workshop.

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

THE PROPERTY IN DETAIL:

A door from the street leads into the entrance hall.

>>Ground floor:

- Entrance hall: 7.3 sq m, with access to the terrace and cellar
- Separate WC
- Kitchen: 21.5 sq m with dining area and pellet stove, access to the terrace
- Living room: 14 sq m
- Shower room: 3.7 sq m

A staircase from the entrance hall leads to the first floor.

>>First floor:

- Landing
- Bedroom: 11 sq m
- Bedroom: 16 sq m
- Study: 7.9 sq m

The staircase continues up to a 35 sq m attic.

TECHNICAL FEATURES:

- Double glazing
- Attic floor insulated with blown wool insulation
- Recent electrical panel
- Heating via pellet stove and electric radiators
- A well is located in the entrance hall and can supply the house with water.

OUTBUILDINGS:

- Covered terrace of approximately 60 sq m
- Small outbuilding: 18 sq m with electricity and fireplace
- Barn with wine press: 47 sq m
- Workshop: 91 sq m
- Covered entrance porch leading into the courtyard: approximately 35 sq m
- Flower-filled courtyard between all the buildings: approximately 300 sq m
- Garden behind the workshop: approximately 790 sq m

NOTES