

In the south Loire Valley 3-beds stone house with 2 shower rooms, set on a fully enclosed 3,500 m plot.



INFORMATION

Town:	Guesnes
Department:	Vienne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	3500 m2



IN BRIEF

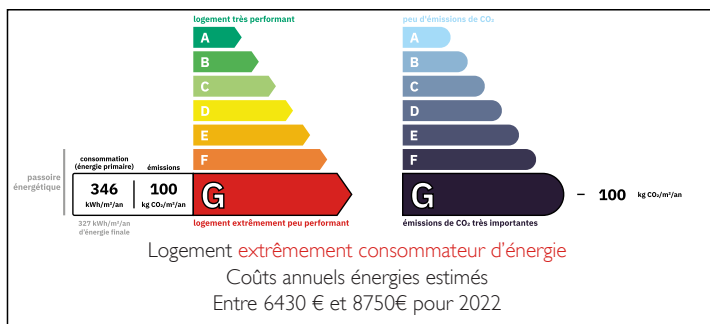
Ground Floor: The entrance hall leads to a living room, a bright dining room opening onto a terrace through large sliding glass doors, and a well-lit kitchen with access to a small conservatory. This level also includes a shower room, a separate WC with washbasin, a pantry, a utility/laundry room, and a boiler room.

Half Landing: A converted attic-style room, ideal as a playroom, home office, or occasional guest bedroom, completes the accommodation.

First Floor: A hallway leads to three bedrooms, one of which benefits from a walk-in dressing room, as well as a bathroom and a separate WC with washbasin.

A non-convertible attic provides additional storage space.

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 DETAILS:

Ground floor (Ground Floor Level):

- * Entrance hall: 9 m² with 2 built-in closets
- * Hallway: 4.5 m²
- * Dining room: 22.5 m² with sliding glass doors opening onto the terrace and an open fireplace
- * Kitchen: 14.5 m²
- * Passageway: 1.8 m² with built-in closet
- * Shower room: 4.3 m²
- * Small conservatory/sunroom: 7.3 m²
- * Living room: 15 m²
- * Separate toilet with washbasin
- * Landing/hall area: 9 m² with storage and staircase
- * Hallway: 4 m² leading to the boiler room, with shelving
- * Boiler room: 13 m²
- * Laundry room: 5.4 m²
- * Small conservatory/sunroom: 8.3 m²

Half landing / Split level:

- * Games room / attic bedroom with sloping ceilings: 20 m² floor area

First floor:

- * Hallway: 9.7 m² with built-in closet
- * Bathroom: 4.7 m²
- * Separate toilet with washbasin
- * Bedroom: 14.7 m²
- * Bedroom: 14.5 m²
- * Bedroom: 13.5 m² with walk-in closet/dressing room of 2.3 m²

Staircase leading to a non-convertible attic.

Double garage with workshop

- * 70 m² total area.

TECHNICAL FEATURES: