

Charming 3 beds stone property in a cul de sac of a hamlet of the South Loire Valley, small separate cottage



INFORMATION

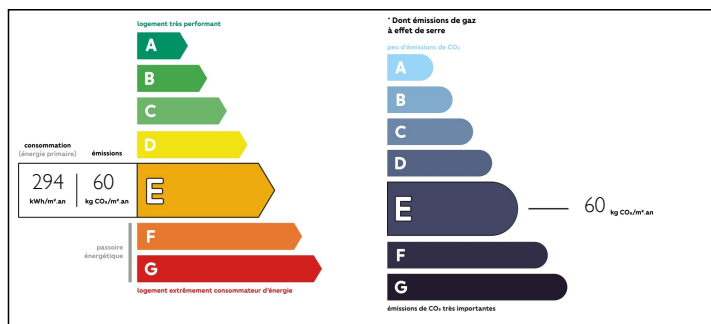
Town:	Guesnes
Department:	Vienne
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	2929 m2

IN BRIEF

In the cul-de-sac of a small hamlet, come and discover this stone house set in beautiful, fully enclosed grounds with views over the countryside and forest. The bus stop for the school is at the end of the road. The main house has 3 bedrooms on the first floor and a toilet on the second floor, which is large enough to accommodate a shower room. The ground floor has a lovely kitchen and a lounge/dining room with a woodburning stove. A room that has not yet been renovated can be accessed from this lounge and could extend the living space. A cottage on the other side of the courtyard is used as a family function room and for welcoming friends and family. Translated with DeepL.com (free version)



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 EDTAILS:

The house is entered via the kitchen.

GROUND FLOOR:

-kitchen 17 m2, fitted and equipped, terracotta tiled floor, access to terrace.

Living/dining room 29 m2, terracotta tiled floor, access to terrace and possibility of access to a room 24.5 m2 which can be renovated The living room has a wood-burning stove.

-From the kitchen, access to a hallway of 8.5 m2, which could be a separate entrance hall used for storage and laundry.

-Separate WC

-5 m2 shower room with large Italian shower and stone double washbasin.

First floor

-hallway giving access to 3 bedrooms, a WC and a cupboard

-10 m2 bedroom with floating parquet floor and storage space

-WC 3.20 m2 with washbasin, room large enough for a shower.

-12.25 m2 bedroom with floating floor and storage space

-30 m2 bedroom with dressing area

OUTBUILDINGS:

Maisonnette 28m2 on the ground floor with mezzanine above.

On the ground floor, the room has a beautiful fireplace.

The mezzanine has a shower cubicle, washbasin and toilet.

TECHNICAL POINTS:

oil-fired central heating

wood-burning stove in the living room

-over-glazed windows

-Septic tank, work to bring up to standard to be planned.

LOCATION:

7 km from Monts sur Guesnes, all amenities, nursery