

In a historic village with all amenities at walking distance, nice little stone house to be restored

EXCLUSIVE



INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	3
Bath:	2
Floor:	140 m ²
Plot Size:	877 m ²

IN BRIEF

In the heart of a quiet but dynamic village full of character, come and discover this beautiful project with over 100 m² of living space. Shell in good condition. Lovers of stone and beams, come and discover this house with its stone fireplace and cellar, set in 877 m² of land. Grocery shop with bread point, nursery and primary schools at walking distance.



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

This village house offers potential of more than 100 m² on the ground floor, with the possibility of converting the attic to suit your plans.

A 29 m² garage with automatic door can be used to store materials and park a vehicle.

The roof and roof timbers have been redone, but may need to be stripped of dust.

Water and electricity are in place. Mains drainage needs to be connected in front of the house.

All that remains is to renovate the house according to your wishes and needs.

The property is set in attractive grounds of approx. 877 m², part of which is enclosed by walls and the rest by fencing to the rear of the house.

LOCATION :

The village of Monts-sur-Guesnes is very peaceful (population 800) but offers all essential amenities, all within walking distance. It has a doctor's surgery, pharmacy, mini-market, hairdresser, beautician, post office, bar-restaurant and nursery and primary schools.

The towns of Loudun (market on Tuesdays, 15 km) and Richelieu (market on Fridays, 13 km) provide all the essentials not available in Monts-sur-Guesnes (hospital, secondary school, supermarkets, cinema). Châtellerault (TGV station) is 30 minutes away, Poitiers (TGV and airport) and the Futuroscope 45 minutes, Tours 1 hour with direct TGV access to Paris and Roissy CDG.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>