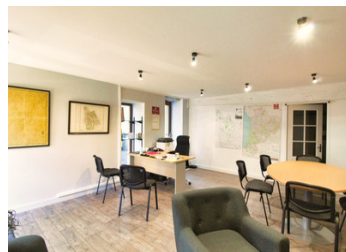


Facing the castle of Monts sur Guesnes, south Chinon, for investor, rented commercial space and renovation.



INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	2
Bath:	2
Floor:	124 m2
Plot Size:	0 m2



IN BRIEF

On the magnificent square of the castle-museum of Monts sur Guesnes, great potential for this stone building with on the ground floor a commercial space currently rented and on the first floor a beautiful flat to finish renovating (building in perfect condition, recently renovated) with a view of the castle and the village square.

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

IN DETAIL:

On the ground floor with an entrance from the village square:

-business premises of 40 m² with a room at the back with a water point and a toilet.

With entrance from the side alley:

on the ground floor

-a room of 18.4 m² with stone walls

-a room with water point 6.2 m²

on the first floor, reached by an old wooden staircase

-a large room of 55 m² with a view of the castle, with a stone fireplace and exposed stone walls

-a mezzanine above this room of about 20 m²

-a 21 m² room with a 4 m² shower room

The structure is in perfect condition as the roof and the stone facade were redone three years ago. The property has double glazed windows and is connected to the mains drainage system.

THE AREA :

The village of Monts sur Guesnes is a peaceful but dynamic village of about 800 inhabitants. It offers all the essential amenities, all within walking distance (nursery and primary schools, pharmacy, doctor's surgery, bakery, mini-market, a bar-restaurant, hairdresser, beautician, theatre...). In addition, an imposing castle sits on the village square, which currently houses the town hall, the library and in since May 202 a museum.

The towns of Loudun (15km) and Richelieu (13km) allow you to find everything you need that is not available in Monts sur Guesnes (hospital, college, high school, supermarkets, cinema.)

Chinon is 30 km away.

Chatellerault is 30 minutes away with a TGV station Poitiers and the Futuroscope are 45 minutes away with a TGV station and...

NOTES