

Charming stone farmhouse in a peaceful village in the southern Loire Valley, 2/3 bedrooms, enclosed garden with

EXCLUSIVE



INFORMATION

Town:	Guesnes
Department:	Vienne
Bed:	2
Bath:	1
Floor:	135 m2
Plot Size:	1606 m2

IN BRIEF

At the gateway to the Scevolles forest, so pleasant for walks whatever the season, come and discover this old house of approx. 145m2. Cracks have appeared during recent droughts. Additional photos are available on request. The price will be negotiated accordingly.



ENERGY - DPE



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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 entrance is via the kitchen or the cathedral lounge/dining room, which is a bright room with a lovely view over the garden.

The entire ground floor is tiled with terracotta tiles. A wood-burning cooker in the kitchen provides central heating.

Off the lounge/dining room is a room that could be used as a downstairs bedroom or lounge, with its fireplace and door to the garden.

From the cathedral room, a staircase gives access to a landing/mezzanine that leads to two bedrooms under the roof. One need to be finished.

Outside, a courtyard houses where is the bread oven and a small outbuilding provides storage space. The garden is enclosed by walls on the road side and by wire fencing at the back and sides. It is planted with various species including fig trees, pine trees, rose bushes, vines... A magnificent mulberry tree provides shade for meals.

NOTES

PROPERTY DETAILS:

Ground floor:

- kitchen 26 m2 with terracotta floor tiles, wood-burning cooker providing central heating
- large shower room 16 m2 with shower, semi-independent W/C, double washbasin
- living/dining room 23 m2 with tiled floor, staircase to first floor
- bedroom/living room 25 m2 with terracotta floor tiles, fireplace not currently in use

First floor:

- a mezzanine landing 11.5m2 with a low beam
- a bedroom 15/26 m2
- a bedroom 26.5 m2 to be finished with the possibility of adding a shower room.

OUTBUILDING:

- A building attached to the rear of the property provides storage, it has a surface area of 15m2.
- Terrace 11m2 with bread oven

LAND:

The 1606m plot is enclosed by walls on the road...