

Beautiful stone house, Maison de Maître style, in a village south Loire Valley, with numerous outbuildings



INFORMATION

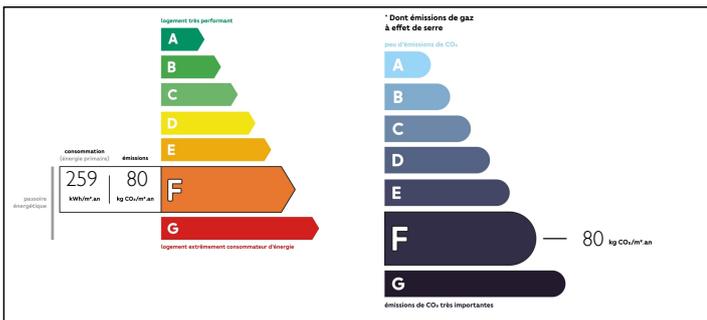
Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	2
Bath:	1
Floor:	140 m ²
Plot Size:	1450 m ²



IN BRIEF

On the outskirts of a village, come and discover this property, a former coaching inn, in the maison de Maître style, with high ceilings and large windows. It has beautiful old parquet flooring, cement tiles, terracotta floor tiles, beams, a fireplace in each room and a magnificent old oak staircase. It also has a walled courtyard and outbuildings, and an adjoining walled garden. The large outbuildings can be used according to individual needs and desires and feature magnificent roof timbers. They could be used by a craftsman looking for storage space or as a guest house.

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 PROPERTY IN DETAIL:

From the street a large old gate gives access to the courtyard.

*on the ground floor:

- entrance, from the street 10.80 m² with oak staircase to the first floor, old cement tiled floor.
- separate WC under the staircase with washbasin
- dining room 21.4 m² on the right with oak parquet flooring and fireplace, through windows and two built-in cupboards.
- Kitchen 15.75 m² on the left with terracotta floor tiles and access from the other side of the house, allowing entry from the courtyard, built-in cupboard.
- 26.30 m² lounge with oak parquet flooring and marble fireplace.
- Boiler/laundry room 8.3 m² accessible from the living room and with outside access.

*First floor:

- landing 10.8 m² with pine parquet flooring
- bedroom 21.4 m² with pine parquet floor and marble fireplace
- Bedroom 23.9 m² with pine parquet flooring and marble fireplace.
- bathroom 6 m²
- office/dressing room 12 m² with pine parquet flooring.

THE OUTBUILDINGS:

- barn 41 m² opposite the house
- 2 old outhouses, male/female
- Workshop 26.8 m² with attic
- garage, wood shed 27 m² with attic
- Old wine press 80 m² with attic above.
- Two small roofs, one of which is used as a storeroom/cellar.

Land of 1443 m² planted with various species of trees and fruit trees.

TECHNICAL POINTS:

- mains drainage

NOTES