

On a square in the south Loire Valley, commercial shop with accommodation above, large barn and fenced garden.

EXCLUSIVE



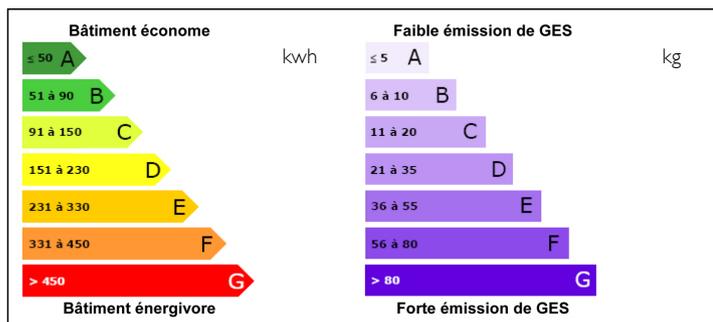
## INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	3
Bath:	1
Floor:	165 m <sup>2</sup>
Plot Size:	1800 m <sup>2</sup>

## IN BRIEF

On the square in front of the château museum in Monts sur Guesnes, a quiet but dynamic village, come and discover this commercial property, formerly the village bakery. A prime location for this property, the commercial part of which must remain a business.

## 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:

The commercial premises with shop window on the central square is composed as described below but can be modulated, various walls can be removed:

Ground floor:

- former shop 25 m<sup>2</sup>
- space with water point 10 m<sup>2</sup>
- living room 24 m<sup>2</sup>
- former kitchen 16 m<sup>2</sup>
- WC

-13 m long corridor with staircase to first floor

On the first floor, a flat to renovate without heating of approx. 77m<sup>2</sup>, as follows, but some walls can be removed:

- landing
- 3 rooms used as bedrooms of 12/15 and 22 m<sup>2</sup>
- shower room of 7 m<sup>2</sup>

### OUTBUILDINGS:

To the rear, access via a path that leads to the enclosed grounds with garden of approx. 600 m<sup>2</sup>.

- a 50m<sup>2</sup> covered courtyard
- A barn of more than 250m<sup>2</sup> currently comprising approximately 100 m<sup>2</sup> of cold rooms and a bakery laboratory, not sold with the property (but negotiable separately)

The barn could also be converted into a beautiful home after acceptance from the Mairie.

### THE AREA :

Monts-sur-Guesnes is a peaceful but dynamic village with around 900 inhabitants. It offers all the essential amenities, all within walking distance (nursery and primary schools, pharmacy, doctor's surgery, mini-market, bar-restaurant, hairdresser, beautician, theatre, etc.). What's more, an imposing château sits enthroned on the village square, currently housing the town hall, library, tourist office and, since May 2022, the Haut-Poitou museum.

The towns of Loudun (15 km) and Richelieu (13 km) offer everything you need that Monts-sur-Guesnes does not (hospital, college, lycée, supermarkets, cinema, etc.).

## NOTES