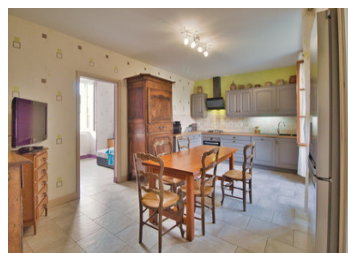


South Loire Valley, beautiful stone property for renovation project, numerous outbuildings, enclosed land.



INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	2
Bath:	1
Floor:	85 m ²
Plot Size:	5724 m ²

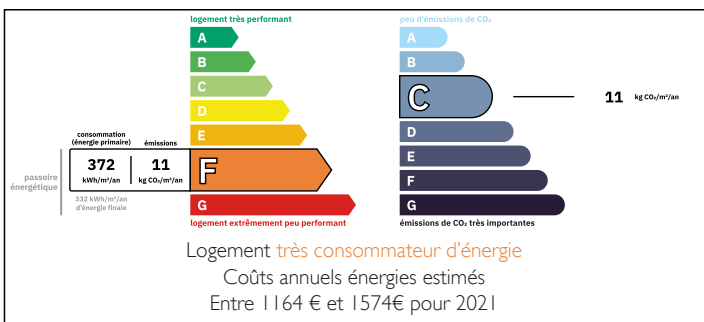
IN BRIEF

Large property suitable for a number of projects, gites, craftsmen, artistic.

2 km from a village with all amenities, including nursery and primary schools, come and discover this renovation project currently comprising a dwelling house to finish renovating and numerous outbuildings.

At present, only the ground floor is used, but a magnificent attic could accommodate several bedrooms and a bathroom over a surface area of 70 m², which would provide a home of 140 m².

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

THE PROPERTY IN DETAIL:

- entrance 8 m² giving access to
 - a separate WC 1 m²
 - a shower room 4,5 m² in need of improvement
 - a 21 m² kitchen, on the right, recently fitted and equipped
 - a 15,5 m² sitting room/study adjoining the kitchen
 - On the left, three en suite bedrooms. The largest of these, 19 m², has French windows overlooking the courtyard and gives access to 2 others of 10,4 and 9 m² with views over the rear grounds. Together, these three rooms could give way to a large lounge of almost 40 m².
- An attic of 70 m² could be used to create several bedrooms and a shower room.

THE OUTBUILDINGS:

- In the extension of the house, an old building with a dovecote comprising a room of approx. 50 m² that is currently used as a hunting kitchen.
- Opposite the house, a room with a 15m² bread oven.
- an adjoining room of 26 m²
- adjoining, a courtyard of 31 m²
- followed by another courtyard 50 m²
- then a barn of 50 m²
- at right angles, a barn with a workshop 55 m²
- a stable area of 57 m²

LOCAL TAXES

Taxe foncière: **417 EUR**

NOTES

TECHNICAL POINTS

- central heating with wood-fired boiler and combined oil-fired boiler
- single glazing
- septic tank not up to standard

THE REGION:

- 1,5 km from Monts sur Guesnes
- 17 km from Loudun
- 1,5 km from Lenclouire
- 30 km from Châtellerault
- 46 km from Poitiers with TGV and airport

The village of Monts sur Guesnes is a peaceful but