

Period house to renovate, located in a village with all local amenities including schools, with separate land.



INFORMATION

Town:	Monts-sur-Guesnes
Department:	Vienne
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	1100 m2



IN BRIEF

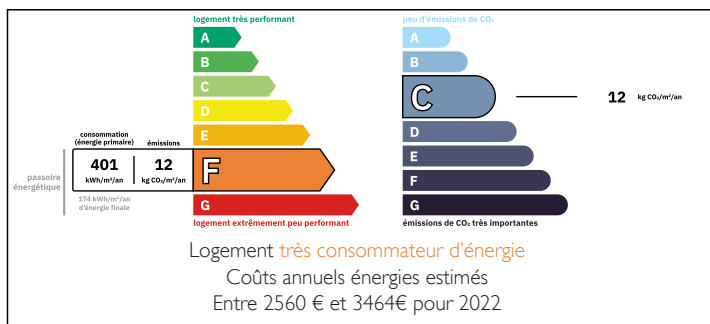
This property is suitable both as a first-time purchase or as an investment property. It was previously rented on a long-term basis for around 30 years.

Renovated in 1995, this period house requires updating and some insulation improvements.

Its location in Monts-sur-Guesnes, with shops, schools, and a medical centre all within walking distance, is a major advantage.

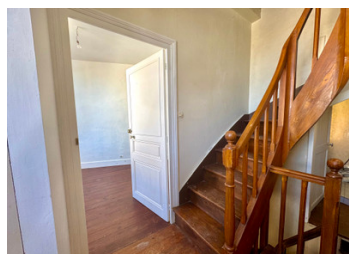
The house currently offers 2 bedrooms, and the large attic provides the potential to create additional bedrooms.

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:

>Ground Floor:

- Entrance hall: 7.15 m²
- Living room on the left: 10 m²
- Dining room on the right: 15.3 m²
- Kitchen open to the dining room: 10.7 m²
- Cellar beneath the kitchen
- Utility room: 10.5 m² with WC

>First Floor

- Landing: 4 m²
- Bathroom: 6 m²
- One bedroom: 16.15 m² with adjoining small room (office/dressing room: 4.8 m²)
- Second bedroom: 10 m²
- Convertible attic space: 57 m²

TECHNICAL POINTS:

Double glazing downstairs, single glazing upstairs
Connected to mains drainage
Electric radiator heating
Water heater replaced 3 years ago

OUTBUILDINGS:

The land located on the opposite side of the street includes an open barn and a stable.

THE AREA:

Monts-sur-Guesnes is a peaceful yet lively village of around 900 inhabitants. It offers all essential amenities within walking distance, including nursery and primary schools, a pharmacy, medical practice, convenience store, bar-restaurant, hairdresser, beauty salon, and theatre.

An impressive château stands in the centre of the village. It currently houses the town hall, the library, and, since May 2022, the Haut-Poitou Museum.

The towns of Loudun (15 km) and Richelieu (13 km) provide additional amenities not available in the village, including a hospital, secondary schools,

NOTES