

Tufa stone house in a village with local shops and schools within walking distance. Land and outbuildings.

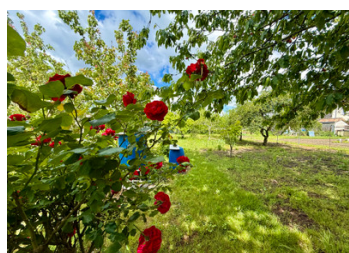


## INFORMATION

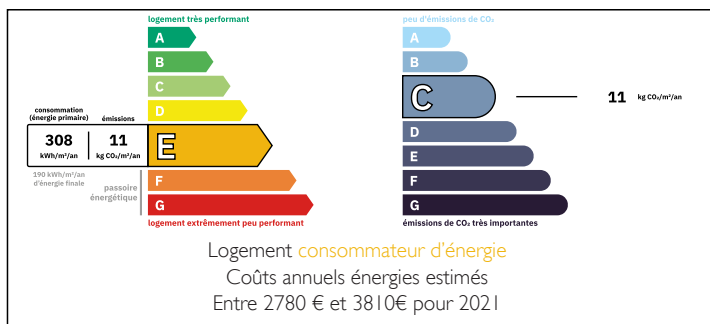
|             |                   |
|-------------|-------------------|
| Town:       | Monts-sur-Guesnes |
| Department: | Vienne            |
| Bed:        | 2                 |
| Bath:       | 1                 |
| Floor:      | 100 m2            |
| Plot Size:  | 1500 m2           |

## IN BRIEF

Behind a large wooden gate, a porch leads you into the flower-filled courtyard surrounded by buildings. This attached house (only the part with blue shutters and door is for sale) requires some updating but is habitable as it currently stands. It features 2 bedrooms and a study with wooden floors, a beautiful wooden staircase, a kitchen with dining area, and a living room. A large covered terrace overlooks the flower-filled courtyard surrounded by outbuildings. The vegetable garden with fruit trees can be reached through the workshop.



## 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:

A door from the street leads into the entrance hall.

>>Ground floor:

- Entrance hall: 7.3 sq m, with access to the terrace and cellar
- Separate WC
- Kitchen: 21.5 sq m with dining area and pellet stove, access to the terrace
- Living room: 14 sq m
- Shower room: 3.7 sq m

A staircase from the entrance hall leads to the first floor.

>>First floor:

- Landing
- Bedroom: 11 sq m
- Bedroom: 16 sq m
- Study: 7.9 sq m

The staircase continues up to a 35 sq m attic.

### TECHNICAL FEATURES:

- Double glazing
- Attic floor insulated with blown wool insulation
- Recent electrical panel
- Heating via pellet stove and electric radiators
- A well is located in the entrance hall and can supply the house with water.

### OUTBUILDINGS:

- Covered terrace of approximately 60 sq m
- Small outbuilding: 18 sq m with electricity and fireplace
- Barn with wine press: 47 sq m
- Workshop: 91 sq m
- Covered entrance porch leading into the courtyard: approximately 35 sq m
- Flower-filled courtyard between all the buildings: approximately 300 sq m
- Garden behind the workshop: approximately 790 sq m

## NOTES