

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

EXCLUSIVE



INFORMATION

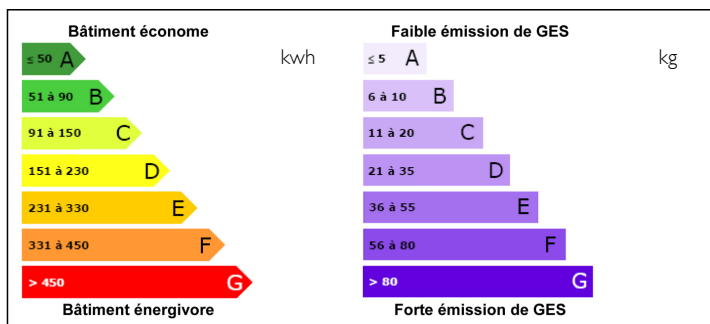
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|-------------|-------------------|
| Town: | Monts-sur-Guesnes |
| Department: | Vienne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 165 m2 |
| Plot Size: | 1800 m2 |

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 m2
- space with water point 10 m2
- living room 24 m2
- former kitchen 16 m2
- WC

-13 m long corridor with staircase to first floor

On the first floor, a flat to renovate without heating of approx. 77m2, as follows, but some walls can be removed:

- landing
- 3 rooms used as bedrooms of 12/15 and 22 m2
- shower room of 7 m2

OUTBUILDINGS:

To the rear, access via a path that leads to the enclosed grounds with garden of approx. 600 m2.

- a 50m2 covered courtyard
- A barn of more than 250m2 currently comprising approximately 100 m2 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