

South Loire Valley, limestone farmhouse on 26,000m2 of land, 8,000m2 of which can be built on, outbuildings



## INFORMATION

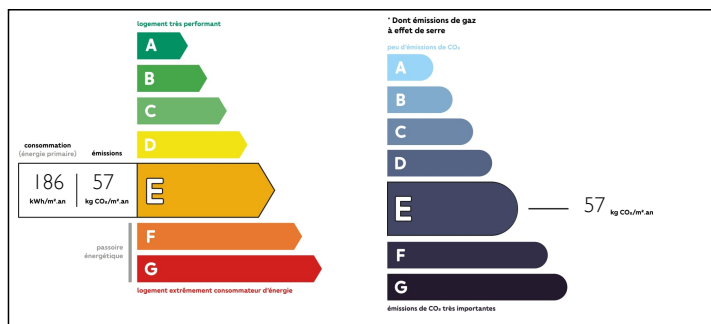
Town:	Guesnes
Department:	Vienne
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	26700 m2

## IN BRIEF

At the gateway to the Scevolles forest, so pleasant for walks whatever the season, this stone property is suitable for people with animals thanks to its large plot of pasture land, part of which is in a building zone, allowing the construction of shelters. This richly soiled meadow with its well is also ideal for market gardening.. It also has a large stone shed and an unenclosed garage. The floor tiles, beams and fireplace on the ground floor will appeal to lovers of old-world charm, while the upstairs could do with some decorative work.



## 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:

- kitchen 26 m2 floor tiles and beams
- 26 m2 living room with tiled floor, beams and fireplace
- 2 m2 storage area giving access from the kitchen to
- a separate WC
- a 7.5 m2 bathroom with bath, shower and washbasin
- a laundry room, storage room 6.5 m2

#### First floor:

- 4.5 m2 corridor leading to
- a WC
- a 26 m2 bedroom
- a bedroom 16.5 m2
- bedroom 17 m2

### THE OUTBUILDINGS:

- boiler room 9.3m2
- room 18 m2 with oil tank
- room 4.5 m2
- garage 52 m2
- cellar 18.5 m2 with attic above
- barn 88m2

Fenced courtyard around the house.

Semi-enclosed grounds bordered by a stream.

### TECHNICAL POINTS:

- mains drainage
- Double glazed windows
- Atlantic oil-fired boiler 6/7 years old
- 1995/96 renovation

### THE REGION:

5 km from Monts-sur-Guesnes, all amenities, nursery and primary school accessible by bus with stop very close to the house.

7 km from St-Jean-de-Sauves and 13 km from Mirebeau (colleges and various shops).

16 km from Loudun, lycée, more shops and hospital.

40 km from Poitiers with its TGV station, airport, Futuroscope...

## LOCAL TAXES

Taxe foncière: 700 EUR

## NOTES