

5-bedroom Ile de France style house for sale in a quiet location close to schools and all amenities.

## EXCLUSIVE



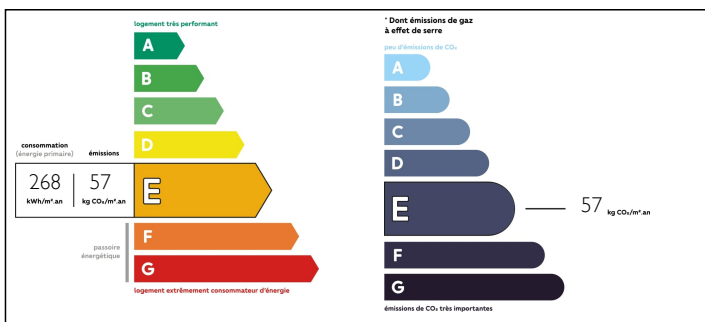
## INFORMATION

Town:	Montbrison
Department:	Loire
Bed:	5
Bath:	2
Floor:	178 m2
Plot Size:	1900 m2

## IN BRIEF

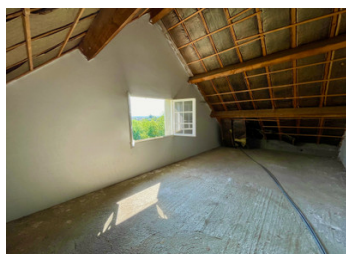
Come and discover this beautiful 178m2 house comprising: - a 10m2 entrance hall giving access to - a living room of over 30m2 with a travertine floor - as well as a very "pop 70" kitchen of 13m2. On the same level: - a toilet and a shower room (brand new) - 3 bedrooms of 16, 11 and 10m2. One floor gives access to: - 2 bedrooms of almost 12m2 each - A shower room - Plenty of storage space and a charming room for conversion, with great potential for a new bedroom, office or anything else! This property has a very large garage/basement of almost 100m2 and is set in 1900m2 of land with stunning views. Gas central heating. Some renovation work will be required. More photos and virtual tour on our website.

## 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

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- a living room of over 30m2 with a travertine floor
- as well as a very "pop 70" kitchen of 13m2.

On the same level:

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- 3 bedrooms of 16, 11 and 10m2.

One floor gives access to:

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- Plenty of storage space and a charming room for conversion, with great potential for a new bedroom, office or anything else!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1007 EUR**

## NOTES