

Beautiful three bedroom stone villa in the lovely, historical village of Moncontour



INFORMATION

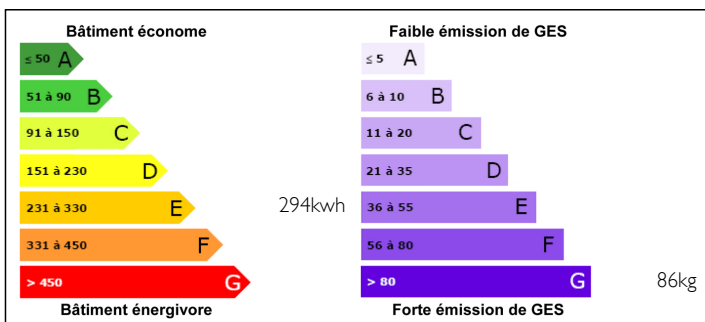
Town:	Moncontour
Department:	Vienne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	2092 m2

IN BRIEF

Located in the lovely village of Moncontour, this gorgeous property is only a few minutes walk to the boulangerie and other amenities. With lovely high ceilings, this light and airy home has three bedrooms, two shower rooms, and plenty of downstairs living space. Surrounded by gardens and trees, this property is situated in a calm and peaceful environment. With lots of outbuildings ready for renovation, there is the possibility of creating a gite or maison d'ami. In need of refreshing, this property offers an ideal opportunity to create your own personal place in the heart of a lovely village.



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.



LOCAL TAXES

Taxe foncière: 919 EUR

NOTES

DESCRIPTION

The Property

Enter through double gates into the gorgeous garden of over 200m², planted with mature trees and shrubs. In the corner is a old style wash house with the river running all the way along the edge of the garden. To the right is a terrace perfect for summer dining and access to the house.

On the ground floor of the property is a good sized fitted kitchen with sliding doors through to the living room. This room has a gorgeous bay window overlooking the garden. Through the living room is a large scullery / laundry room with separate shower room and WC. There are stairs here to the first floor.

Also on the ground floor at the other side of the kitchen is a good size space, ideal for a second sitting room or home office.

Behind the kitchen is a small hallway with a second shower room and a second staircase. There is also a door to the atelier and barn.

On the first floor, there are three lovely large bedrooms, two with doors onto balconies and lovely views of the garden and village. There is also a toilet with hand basin that could easily be updated to include a shower.

This property offers great potential thanks to its many outbuildings, including workshops and garages. Several large out buildings are ideal for converting into further accommodation for either a business or family and friends.

This 1950s property is a gorgeous stone property in good condition throughout but...