LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43501JCC86 Price: 67 000 EUR

agency fees to be paid by the seller

Charming Village House in Moncontour – Perfect Renovation Project

EXCLUSIVE















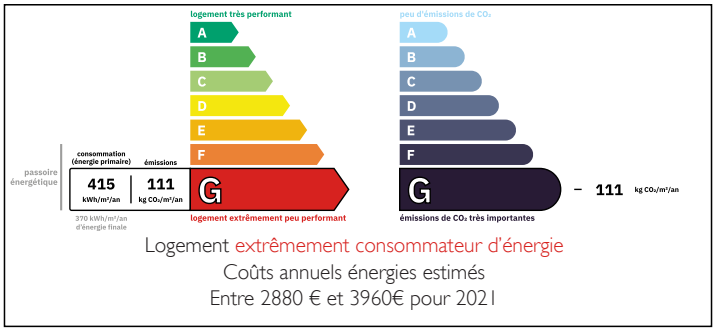
INFORMATION

Town:	Moncontour
Department:	Vienne
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	473 m2

IN BRIEF

Charming village house in the heart of Moncontour, within walking distance of local amenities, offering great potential as a renovation project with character features, a large barn, and garden.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2880 € et 3960€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**600 EUR**
Taxe habitation:	**650 EUR**

NOTES

DESCRIPTION

Situated in the centre of the picturesque village of Moncontour, this characterful two-bedroom house presents an exciting opportunity for renovation. Just a short stroll from the local boulangerie, village shop, bar, restaurant, and café, the property combines convenience with the charm of traditional village life.

The house is currently livable but would benefit from complete updating, making it ideal for buyers looking to create their own home. Inside, you'll find lovely original wooden floors that add warmth and authenticity, along with generous spaces ready to be reimagined.

Upstairs, an attic offers excellent potential for conversion, whether as additional bedrooms, a home office, or creative space (subject to permissions).

Outside, the property features a large barn, perfect for storage, workshop use, or further development, as well as a private garden, ideal for relaxing or entertaining.

This is a fantastic opportunity to acquire a property full of character and potential in a sought-after village location, whether as a permanent residence, holiday home, or investment project.

The historic village of Moncontour has everything you could wish for your French village lifestyle. Here you will find a weekly market, well stocked village shop, bakers, pharmacy, medical centre, primary school, a bar and a restaurant. As well as a thriving community, it has a fabulous lake with water sports, bar and restaurant.

Loudun and Thouars are only 15 mins with supermarkets and large town amenities.

Poitiers with it's high speed rail connections and Airport is less than 50km

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