LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45718DID37 Price: 599 000 EUR

agency fees included: 3 % TTC to be paid by the buyer (580 000 EUR without fees)

Contemporary thatched cottage















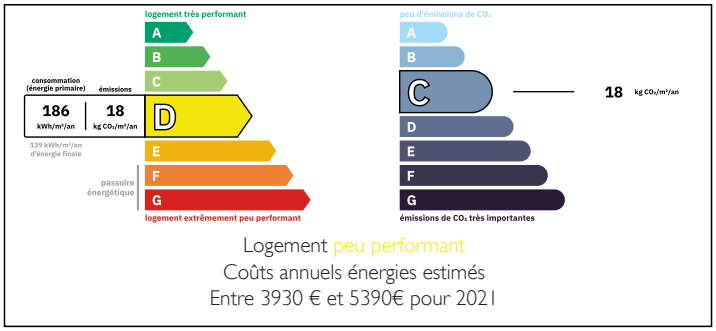
INFORMATION

Town:	Montbazon
Department:	Indre-et-Loire
Bed:	5
Bath:	4
Floor:	253 m2
Plot Size:	4576 m2

IN BRIEF

Nestled in a quiet, elevated spot in Montbazon, this renovated thatched-roof house offers a bright, airy living space that opens onto the gardens, seamlessly blending indoor and outdoor living amidst the wooded surroundings. Each ground-floor bedroom features its own shower room, while the master suite occupies the upper level. A contemporary, fully glazed timber-frame extension houses a multi-purpose room complete with a sauna and shower, accessible independently from the main house. Comfort is ensured by a combination of gas heating, a wood-burning fireplace, and reversible air conditioning. A unique property well worth an early visit.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3930 € et 5390€ 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.

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LOCAL TAXES

Taxe foncière:	**4212 EUR**

NOTES

DESCRIPTION

Entering the property through the motorized wrought-iron gate, a driveway leads beneath the trees to an enclosed garage and a carport. Adjoining this area is a glazed workshop, offering the perfect space for artistic pursuits. The main entrance is located on the northeast side, approached via a gravel path winding between flowerbeds and a stone well with a thatched roof.

Stepping inside, you face the kitchen and immediately appreciate the view of the south-facing pergola and pool deck. The kitchen is well-equipped with a ceramic cooktop, electric oven and extractor hood, American-style fridge, and wine cooler. This practical, well-designed preparation area easily accommodates multiple cooks.

To the left lies a curved living room featuring stunning oak flooring and a staircase leading to the master suite. The upper level comprises a spacious bedroom with a walk-in closet, a contemporary bathroom (with bathtub, shower, and toilet), and a smaller bedroom.

The living room features a contemporary dual-view wood-burning fireplace, creating a cozy atmosphere on winter evenings. On the south side, a vast conservatory serves as an additional living area. Flooded with light, it is equipped with reversible air conditioning for year-round enjoyment. Large oak floorboards provide underfoot comfort and enhance the room's ambiance.

On the other side of the kitchen, there is a toilet and three ground-floor bedrooms, each equipped with a sink and shower. A hallway leads to a contemporary extension that creates the feeling of being outdoors all year round. This expansive living space also features reversible air...