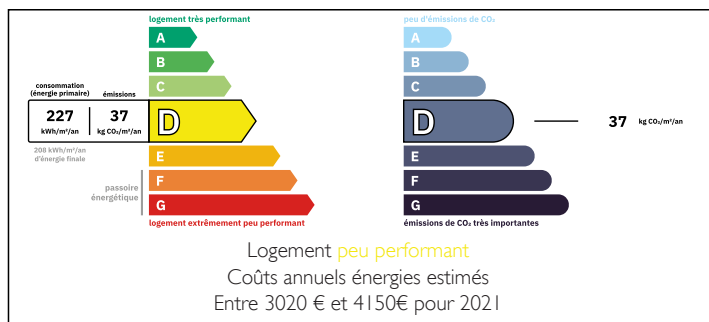


House on the banks of the Loire, close to the town centre and the secondary school

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montrond-les-Bains
Department:	Loire
Bed:	2
Bath:	1
Floor:	117 m2
Plot Size:	700 m2

IN BRIEF

Don't miss out!

Situated on the banks of the Loire, just a stone's throw from the shops, the secondary school and the sixth-form college in Montrond-les-Bains, this single-storey house of 117 m² offers a pleasant and practical living environment.

It comprises a spacious 25 m² entrance hall, two large bedrooms (15 and 18 m²) with the option to easily create a third bedroom in place of the walk-in wardrobe, a separate 11 m² kitchen and a bright 28 m² living room opening onto the garden via two floor-to-ceiling windows.

Outside, you'll enjoy a 700 m² plot with trees, a terrace, an electric awning and a space already prepared for a swimming pool.

A 60 m² basement, accessible from the house, and a

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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

Don't miss out!

Ideally situated on the banks of the Loire, just a stone's throw from the shops, the secondary school and the sixth-form college in Montrond-les-Bains, this lovely single-storey house of 117 m² offers a practical and peaceful living environment.

As soon as you step inside, you'll be charmed by a spacious 25 m² hall, which creates a real sense of space.

The house currently features two lovely bedrooms measuring 15 m² and 18 m².

A walk-in wardrobe could easily be converted into a third bedroom, whilst still providing access to the bathroom.

The separate 11 m² kitchen opens onto a bright 28 m² living room.

Thanks to its two large bay windows, this living area enjoys direct access to the garden, creating a lovely flow between indoors and outdoors.

Set on a plot of approximately 700 m², the house benefits from a pleasant outdoor area comprising a terrace fitted with an electric awning and a garden with trees, ideal for relaxing with the family.

Swimming pool enthusiasts will appreciate the presence of a site that is already partially prepared, making it easy to install a pool in the future.

In terms of additional space, you'll benefit from a 60 m² basement, accessible directly from the house, offering plenty of potential for storage, a workshop or a leisure area.

A carport completes the features of this property.

A functional, light-filled and ideally situated house,

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES