LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46749GDU42 Price: 250 000 EUR

agency fees to be paid by the seller

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















INFORMATION

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

IN BRIEF

Don't miss out!

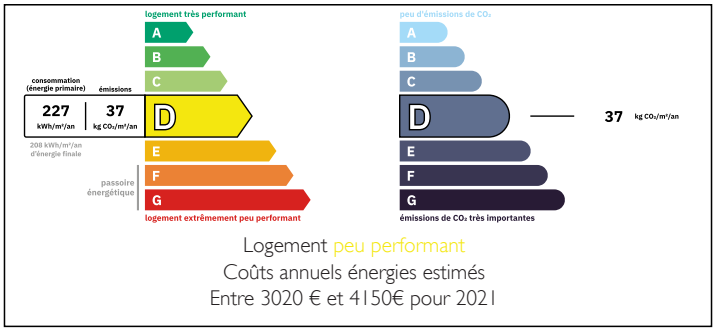
Situated on the banks of the Loire, just a stone's throw from the shops, the secondary school and the sixth-form college in Montrond-les-Bains, this single-storey house of 117 m² offers a pleasant and practical living environment.

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

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3020 € et 4150€ 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: **1000 EUR**

NOTES

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,