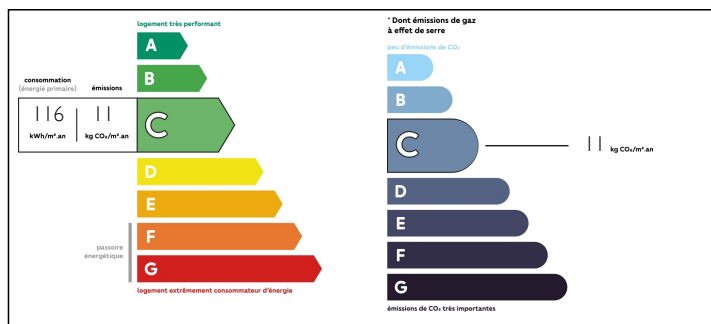


Beautiful 5 bedroom stone property with gite



ENERGY - DPE



INFORMATION

Town:	Moncontour
Department:	Vienne
Bed:	5
Bath:	2
Floor:	207 m2
Plot Size:	4645 m2

IN BRIEF

Come and view this charming, stone, five bedroom property on the edge of the lovely village of Moncontour. Full of character and French country charm, it offers the perfect combination of rural living with village life. With 4500m2 of land, the property is not overlooked and enjoys stunning countryside views. However, the centre of the village with its shops, bar and restaurant is only a few minutes walk. The property requires some decorative updating but the roof, heating and insulation have all recently been upgraded including solar panels. The main house has 4 bedrooms and a bathroom. The second house with its own access has 1 bedroom and bathroom. There is a third house to renovate completely. Outside there is a wood store, workshops and 530m2 hangar. Lots of possibilities and opportunities for this gorgeous property and it's within a 30 minute drive of Poitiers airport.

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.



DESCRIPTION

Main House

Enter a spacious hall way with fitted kitchen to the left and sitting room (28.50m²) to the right. The sitting room is light and airy and full of character with oak beams, insert, window and patio doors to the terrace.

Along the corridor, there is a small office / cupboard (4m²), family bathroom, fully tiled with walk in shower and separate WC. At the end of the hall way is a door leading to a large second kitchen / cellar (28m²). Off this room is the laundry room with newly installed heat pump, hot water boiler and controls for the solar panels.

Upstairs, there are four double bedrooms (12 m² x 2, 13m² and 14m²), all light and airy with wooden floors and gorgeous views of the surrounding countryside. There is also a separate WC and a fantastic, large convertible attic space (50m²) with wooden floor and two windows both double glazed

LOCAL TAXES

Taxe foncière: **861 EUR**

Second House / Gite

This lovely house, attached to the main house but with separate entry is charming. Both the kitchen and bedroom have lovely high ceilings. There is a separate small sitting room and a fitted bathroom.

Third House /Gite

This two room house at the end of the property is ready for renovation. There is electricity and water access but all other...

NOTES