

Beautiful three bedroom stone property, with gite, set in its own park, near Moncontour



EXCLUSIVE

INFORMATION

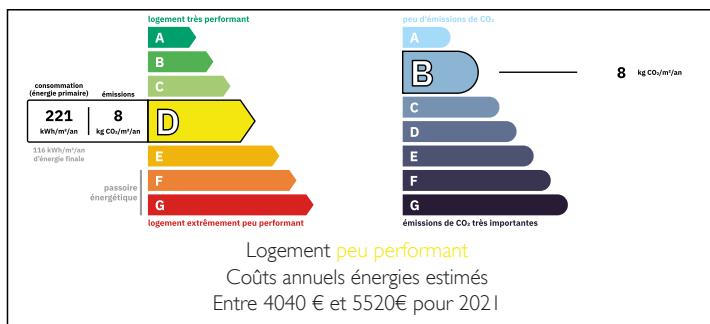
Town:	Moncontour
Department:	Vienne
Bed:	3
Bath:	2
Floor:	201 m2
Plot Size:	10366 m2

IN BRIEF

Don't miss this charming, stone, three bedroom home in a quiet hamlet only a few minutes from the lovely village of Moncontour, Full of character and french country charm, this property offers a unique blend of rural living and village life.. It has a beautiful double height reception room with open fire and doors to the garden. The large fitted country style kitchen / breakfast room offers plenty of living space. The expansive, park-like garden invites you to unwind in your private sanctuary,. Although both the gite and pool area are in need of renovation, they provide a fantastic opportunity for customization, allowing you to bring your vision to life. With a covered garage included, this property is not only a retreat but also a practical choice for everyday living. Whether you're looking to invest in a renovation project...

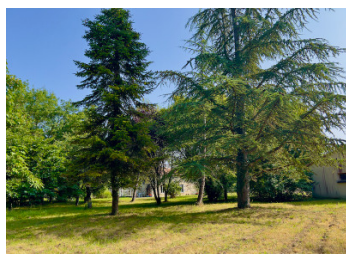


ENERGY - DPE



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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

The Property

Enterin the property, into a fully fitted, farmhouse style, kitchen with island and dining area (31m²). With a tiled floor, beams and doors to the garden, it's perfect for family living.

Next to this is a gorgeous, double height sitting room (37m²) with plenty of space for relaxing or dining. With doors to the garden, beams and an open fireplace, this room is stunning. Wooden stairs take you up to a lovely large master bedroom (35m²)

Back on the ground floor, there are two further double bedrooms both with doors to the garden, a fully tiled bathroom with corner bath and separate shower, walk in cupboard and separate WC. Stairs from the hallway take you down to a cellar with well and a walk in wine cave.

The Outbuildings and Garden

The stunning park like garden extends to just over 10,300m². Filled with mature trees, flowering shrubs and mini lake, it's a haven of peace. There's a terrace and open patio area perfect for outdoor dining. This property also benefits from a large covered parking area and wood shed.

The Gite and Pool Area

A great feature of this property, is the renovated stone outbuilding (42m²) with living space completed by a shower room and separate WC. Whilst in need of updating, this versatile space is ideal for hosting family or could serve as an income-generating rental.

This property also has a spacious pool surrounded by a paved terrace, perfect for outdoor entertainment and relaxation. This area, though...

LOCAL TAXES

Taxe foncière: 1400 EUR

NOTES