

Riverside Character Home with Self-Contained Apartment and Waterside Garden

EXCLUSIVE



INFORMATION

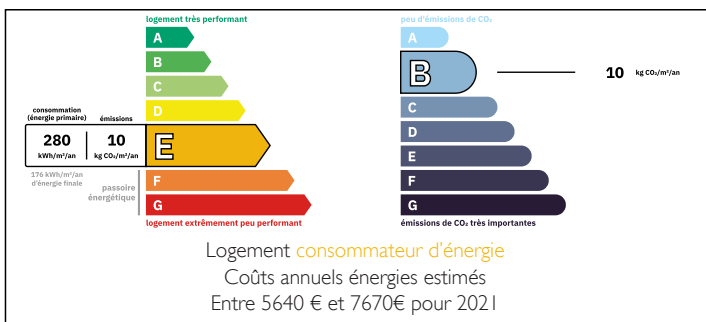
Town:	Moncontour
Department:	Vienne
Bed:	4
Bath:	4
Floor:	256 m2
Plot Size:	1623 m2

IN BRIEF

A rare opportunity to acquire a beautiful riverside character home with gardens reaching the water's edge, in the heart of the lively village of Moncontour, Vienne. Full of charm and thoughtfully renovated, the property combines spacious family living with a self-contained one-bedroom apartment, outbuildings and garage, making it ideal as a permanent home, a holiday escape or a property with income potential.



ENERGY - DPE



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

Set in an enviable position overlooking the river, this handsome stone property combines timeless character with modern comfort in one of the Vienne's most desirable villages. With its private garden and terrace enjoying tranquil waterside views, the house offers an idyllic setting for relaxed outdoor living, entertaining, or simply enjoying the peaceful surroundings.

Inside, the accommodation is both generous and welcoming. The large sitting room is full of charm, featuring exposed beams, a beautiful chimney breast, and a wood-burning stove that creates a warm and inviting atmosphere. The elegant fitted kitchen is a true heart of the home, thoughtfully designed with a comfortable seating area, and complemented by a practical scullery/laundry room.

Further ground floor accommodation includes a cosy snug or office, ideal for home working or quiet retreat space, together with a spacious bedroom with en suite bathroom and direct access to the garden—perfect for guests or single-level living.

Upstairs are two further large double bedrooms, each benefiting from their own en suite bathrooms, offering privacy and comfort for family and visitors alike.

In addition, the separate apartment provides excellent flexibility and income potential. Currently used for holiday rentals, it comprises a bedroom, bathroom, kitchen, and living room, making it ideal for guests, extended family, or continued rental use.

Externally, the property also benefits from useful outbuildings and a garage, adding valuable storage and workspace options plus the possibility to expand.

Moncontour is a thriving and friendly village with an active community and an excellent range of amenities including...

LOCAL TAXES

Taxe foncière: 1820 EUR

Taxe habitation: 1968 EUR

NOTES