

1189m2 Plot for construction with 2-room pre-fabricated house and several outbuildings on-site



## INFORMATION

Town:	Moncontour
Department:	Vienne
Bed:	1
Bath:	1
Floor:	30 m2
Plot Size:	1189 m2

## IN BRIEF

This plot would be ideal for a self-build project, and has the advantage of being able to live on-site in the 2-room prefabricated house, and store ones' possessions in the outbuildings during construction. Located in a quiet residential street close to a relatively new-built development of bungalows, it is in walking distance to the village which has shops, cafés, schools and attraction such as great walking routes and an ancient Donjon. Nearby towns (with larger shops, hospitals) are Loudun and Thouars, and the city of Poitiers is easily accessible in about 45 minutes and has a high speed train service to Paris and an airport with regular UK flights.



## ENERGY - DPE

DPE not required.

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

Pre-fabricated bungalow : Entrance hall approx 6m<sup>2</sup>, shower room with WC, basin and shower approx 3,8m<sup>2</sup>, Bedroom approx 10,7m<sup>2</sup> with wood-clad walls, window, concrete floor and electric heating. Kitchen/living room approx 17,2m<sup>2</sup> with fitted kitchen units, tiled floor, 3 windows.

Technical spec : Roof replaced 2016, Orange Landline/internet service. Electricity updated 17 years ago. Single glazed windows. Roof insulation. Mains drainage available but not connected.

Other outbuildings on the plot also prefabricated of the same era : Garage, stable, chicken hutch and a further unit suitable as a shed or summer house.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 86 EUR

Taxe habitation: EUR

## NOTES