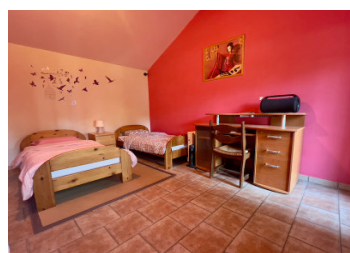


Beautiful three bedroom stone property, with gite, set in its own park, near Moncontour



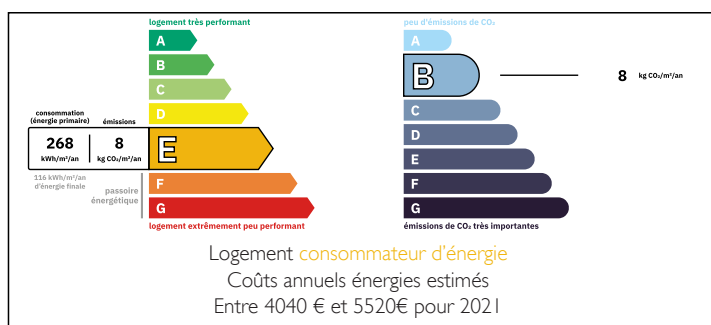
## INFORMATION

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

## IN BRIEF

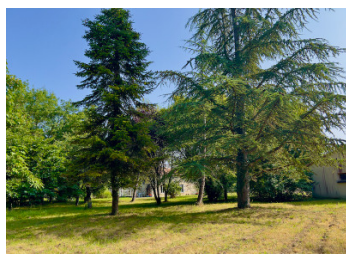
Don't miss this charming, stone, three bedroom home in a quiet hamlet only a few minutes from the lovely village of Moncontour, Full of character and french country charm, this property offers a unique blend of rural living and village life.. It has a beautiful double height reception room with open 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



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.



## LOCAL TAXES

**Taxe foncière:** 1400 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### The Property

Enterin the property, into a fully fitted, farmhouse style, kitchen with island and dining area (31m<sup>2</sup>). 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 (37m<sup>2</sup>) 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 (35m<sup>2</sup>)

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 10,300m<sup>2</sup>. 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 (42m<sup>2</sup>) 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...