

Spacious family home, 4 bedrooms, 600m2 of land, in a quiet area in Montrond les bains



## INFORMATION

Town:	Montrond-les-Bains
Department:	Loire
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	612 m2



## IN BRIEF

Spacious 146 m<sup>2</sup> house on over 600 m<sup>2</sup> of land

Ideal location: Situated in a quiet, residential area, this family home offers a pleasant living environment.

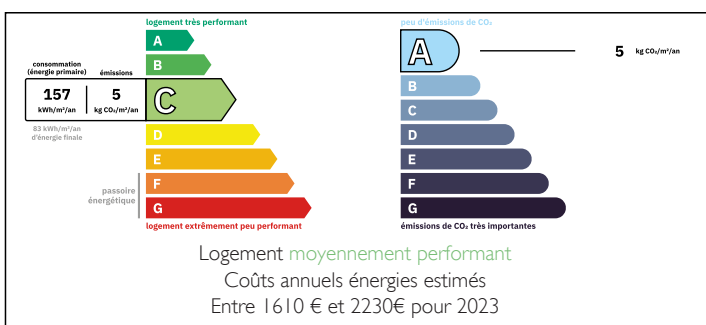
House features :

- 146 m<sup>2</sup> Carrez law
- 600 m<sup>2</sup> plot, ideal for children and pets
- 4 bright bedrooms, each with built-in wardrobes, offering optimal storage space
- 2 bathrooms: modern bathrooms with bath, shower and WC,
- 2 additional separate WCs.

Living space:

- A large, open and friendly living space, lounge and dining room, perfect for entertaining your loved ones.
- 2nd lounge upstairs,
- The kitchen, fitted with recent appliances, has a

## 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

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Living space:

- A large, open and friendly living space, lounge and dining room, perfect for entertaining your loved ones.
- 2nd lounge upstairs,
- The kitchen, fitted with recent appliances, has a spacious work surface and a dining area, ideal for family breakfasts.
- Lovely utility room and convertible basement.

Outside:

- A well-kept garden, perfect for your outdoor meals and summer barbecues.
- Ground floor garage and parking spaces

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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: 1020 EUR**

**Taxe habitation: EUR**

## NOTES