

Montamisé - Charming 4 bed stone house with gîte, outbuildings and garden



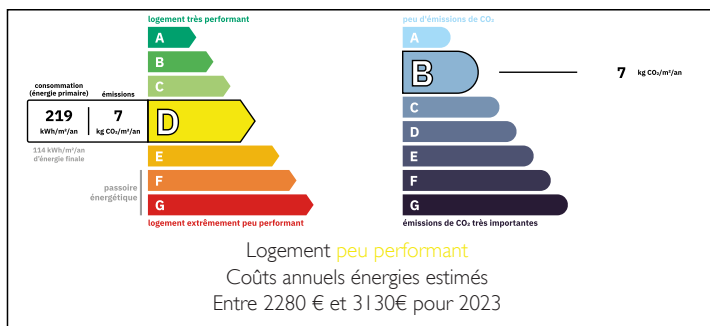
INFORMATION

Town:	Montamisé
Department:	Vienne
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	1500 m2

IN BRIEF

Charmingly renovated old ensemble, comprising a 152 m² house and a 34 m² gîte. Beautiful living room with fireplace, fitted kitchen, 3 bedrooms, modular extension. Furnished duplex gîte. Numerous outbuildings: barn, stable, cellar, bread oven, jacuzzi. Peaceful central courtyard and 1400 m² grounds with pond.

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 habitation: EUR

NOTES

DESCRIPTION

In a quiet, leafy setting, come and discover this atypical, old, carefully renovated property, combining old-world charm with modern comforts. Perfect for a main residence with plans for tourism or a professional activity.

The main house (approx. 152 m²) opens onto a vast, luminous 48 m² living room with insert fireplace, and a large, fully fitted kitchen. A recent extension offers a beautiful modular space: master suite, office or workshop as required (with WC, linen room and vestibule). Upstairs, three bedrooms with wooden floors in excellent condition, a shower room and WC.

The adjoining gîte, approx. 34 m², is a tastefully renovated, furnished duplex. It comprises a living room with open kitchen, fireplace and WC on the first floor, and a bedroom with shower room upstairs. Ideal for entertaining family, friends or visitors.

The exterior is just as appealing: a large central courtyard planted with trees, peaceful and secure, ideal for children, as well as a 1,400 m² "square" plot of land to the rear of the buildings, with a natural pond to collect rainwater - a veritable jewel case of greenery.

Numerous outbuildings complete the property:

- 100 m² barn in excellent condition
- Two-storey stable (workshop, storage)
- Two lean-to buildings (car, firewood)
- Jacuzzi installed in courtyard
- Vaulted cellar, storeroom, garbage can room
- Functional old bread oven

A lively, warm and natural place, ideal for lovers of authenticity, peace and quiet and plans for a life in the heart of nature.