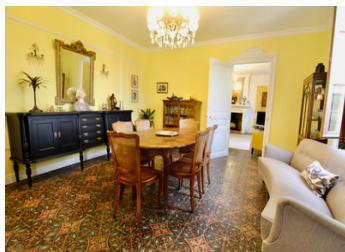


**BEAUTIFULLY PRESENTED: Two 2-bedroom houses, and large riverside garden in a quiet hamlet near Moncontour (86)**



## INFORMATION

Town:	Moncontour
Department:	Vienne
Bed:	4
Bath:	3
Floor:	237 m2
Plot Size:	4000 m2



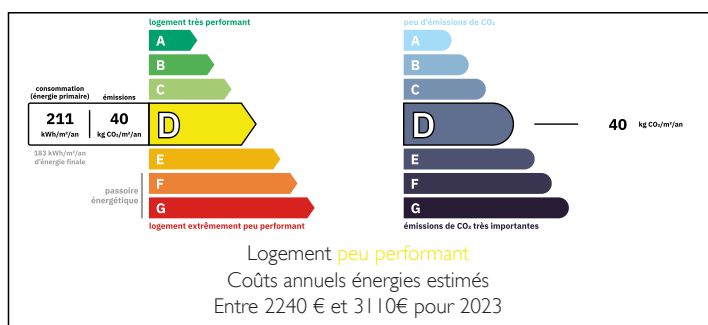
## IN BRIEF

This charming house in the countryside close to Moncontour offers all you need to relax : lovely walks right from the door, a large garden for lounging and entertaining, and rooms so cosy and inviting that all your friends and family will want to come and stay! Luckily there's a separate 2 bedroom cottage perfect for that, which could also be run as a holiday rental.

Whilst it feels tranquil and calm, the property isn't isolated sitting in a hamlet of about 15 houses, it is 2 minutes away from the village with cafés, small shops and a leisure lake. Loudun, which offers a larger range of supermarkets, shops, schools, cinema, pool, vets, weekly food market etc is 15-18 minutes' drive.

Easy to access from the UK, it's close to two airports that serve Stansted (Tours 1h25, Poitiers 50...

## 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

Principal house

Ground floor

Kitchen 2,1 x 4,1 = 8,9m2 Modern fitted kitchen units

Entrance hall 1,6 x 4,1 = 6,9m2 Coat rack, stairwell

Dining room 4,4 x 4,4 = 19,9m2 Beautiful original floor tiles

Sitting room 4,7 x 4,2 = 20m2 with ornate fireplace

First floor

Master bedroom 4,5 x 4,5 = 20,6m2

Bathroom 4,6 x 4,5 = 20,9m2

Hallway 1,6 x 4,2 = 7,0m2

Guest bedroom 2,2 x 4,0 = 9,0m2

Second house (cottage)

Ground floor

Kitchen/diner 5,9 x 4,8 = 28,8m2 with fitted kitchen units

Sitting room 5,8 x 5,1m2 with attractive fireplace

First floor

Bedroom 1 6,6 x 4,9 = 32,4m2 includes ensuite shower room with WC

Walkthrough to

Bedroom 2 5,2 x 6,2 = 33,1m2 includes ensuite shower room with WC

Outside

Courtyard entrance from the road

Spacious garden of approximately 4000m2 mostly laid to lawn

The river Dive borders the bottom end of the garden

Large barn for storage and a pretty outdoor eating area and summer kitchen

Further summer-house shed

Technical spec

House on mains drainage

Cottage has non conforming septic tank but could be connected to mains drainage

Fibre internet is available

House has oil fuelled central heating and wood burner DPE D