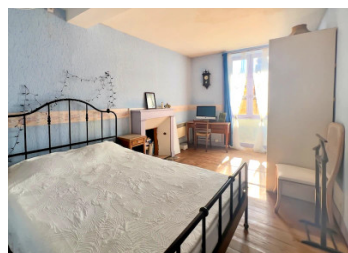
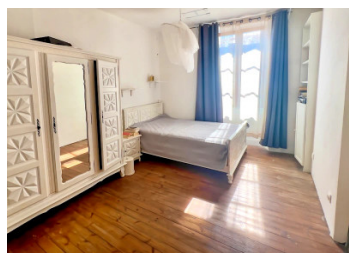
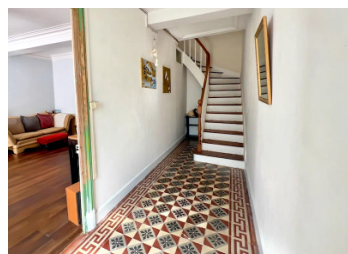
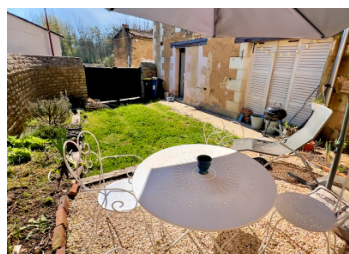


Charming stone village house in the centre of Moncontour.



INFORMATION

Town:	Moncontour
Department:	Vienne
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	176 m2



IN BRIEF

Ideally located just steps from the centre of the sought-after village of Moncontour, this charming two-bedroom stone house offers a wonderful blend of character, space, and potential. With generous living areas, original features, and scope for further development, it presents an excellent opportunity as either a full-time home or a holiday retreat.

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

This delightful village property is full of original features and natural light throughout. The ground floor welcomes you with a bright and airy hallway showcasing its original flooring, leading into a spacious sitting room with a chimney and wood burner, perfect for cosy evenings.

The large kitchen and dining room form the heart of the home, featuring a beautiful stone fireplace with wood burner and plenty of space for entertaining. Also on the ground floor is an additional room with direct access to the courtyard garden, offering excellent potential to be transformed into a third bedroom, office, or second sitting room.

Upstairs, you'll find two generous double bedrooms, both light-filled and inviting. A newly installed bathroom is in place, with some finishing work remaining allowing the new owner to add their own style.

A real bonus is the large loft space with windows, which could easily be converted into a third bedroom with ensuite, subject to the necessary permissions.

Outside, the charming courtyard garden provides a peaceful space for relaxing or dining outdoors.

The property benefits from a new roof, while rewiring, radiators and some finishing touches are still required. This makes it an ideal opportunity for someone looking to personalise a home and add value.

Located in the thriving village of Moncontour, you'll enjoy a lively community with a weekly market, local shop, bar, restaurant, chemist, and a warm, welcoming atmosphere. Whether you're searching for a holiday retreat or a full-time residence, this property offers fantastic potential in a lovely...

LOCAL TAXES

Taxe foncière: 466 EUR

Taxe habitation: EUR

NOTES