



Kim & Nigel Cowles

contact@mamaisonfrancaise.com

+33 (0)6 73 89 73 09

mamaisonfrancaise.com

Reference: N12923
Location: Vienne (86) - Montreuil Bonin
Type: House
Setting: Village
Bedrooms: 4
Bathrooms: 2
Habitable: 250 m2
Land size: 1 875 m2
Condition: Ready to Move In
Year built: 1875
Heating: Pellets/Electricity
Shops: 0 Km
Pool: No
Outbuildings: Yes



Detached character house in a lovely village with château and lake, 4bed/2bath with spacious reception rooms and surrounding gardens.

Central entrance hall with tiled floor and stairs up to first floor. To the left is the living room with tiled floor, beams, open fireplace window to the front and door to the side and exposed stone wall. Fully fitted breakfast kitchen with window to the side and front and door to the front, integrated oven, hob, extractor and dishwasher. Useful laundry room with window to the side. Store/boot room with door to side, built in storage and velux.o the rear of the hall is the luminous lounge with patio doors to the rear, pellet stove, tiled floor, stairs to mezzanine office. To the right of the entrance hall is a bedroom with window to the front, carpet, insert wood burning stove, dressing room and en-suite shower room. Separate toilet and rear hall leading to the cellar.

On the first floor are 3 double bedrooms, family bathroom with bath, bidet, WC and sink. Access to mezzanine office over the lounge.

The attic is 70m2 and could be converted to further accommodation with correct permits.

To the front of the property is a large parking area with electric gates and a garage. The private gardens are mainly to the side and rear are laid to lawn with a robot for cutting the grass, there is a wood store to the side of the property and a wooden cabin to the rear.

The village has a bakery and fishing lake. Poiriers is a 15 minute drive with airport and TGV station, Paris 1hour 15minutes away.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 3116 EUR et 4216 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 218 kWh/m2/an EMISSION DE GAZ 6 kgCO2/m2/an

Date de réalisation du diagnostic : 19/07/2022

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
(dont 233 200€ honoraires à la charge du vendeur)
Tel : 06 73 89 73 09 E-mail : contact@mamaisonfrancaise.com

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : <http://www.georisques.gouv.fr>

La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS IMMO, immatriculée au RCS de Paris sous le numéro 484 305 750 00024 (sans détention de fonds)

€233,200

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

En collaboration avec

LES PROFESSIONNELS IMMO
RESEAU NATIONAL IMMOBILIER

N° RSAC 501 955 470



Kim & Nigel Cowles

contact@mamaisonfrancaise.com

+33 (0)6 73 89 73 09

mamaisonfrancaise.com



Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra