



## Period Property in Rural Village



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+44 (1440) 820-358
Languages:	English, French
Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 236,678.62

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Brittany
Város:	Moncontour
Irányítószám:	22510
Feladta:	2023. 11. 27.
Leírás:	

In one of the most beautiful villages in France, investment property perfectly located in the heart of the village. The set consists of a commercial premises with basement, a T2 duplex as well as a T3 duplex with independent entrance. All lots are currently rented and have been completely renovated. Rental report of 1140 Euro a month. The property is not in co-ownership.

The building reflects the image of the village of Moncontour and has a lot of character and authenticity.

All services and amenities in the immediate vicinity.

This property really deserves to be seen.

Habitable Area 157 m2

Floors 3

General condition In excellent condition

Electric heating

Agency Fees including tax payable by the purchaser.



Energy class C, Climate class A.

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2012: 1160 Euro.

The Vienne department is in the region of Poitou-Charentes. The name of the department comes from the Vienne River and the area benefits from an interesting location that is not far from the Atlantic but also close to the centre of France.

Poitiers is the main town of the French department, with its massive theme park attraction.

The countryside is made up of rolling hills and the climate is mild, similar to the Aquitaine which is considered one of the best climates in France, with mild summers and soft winters. The proximity of the sea and the mild climate play a major role in the wine growing industry.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Gyakori

Hálósobák: 3

Fürdőszobák: 2

## Utility details

Heating: Yes



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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX5.163.241

