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**269,000€**



Exclusive to us. This large family Villa on the outskirts of Monturque within walking distance to amenities is really good value for money ! Outside you have several buildings where a lot of ideas are possible and you have extensive level land totalling more than 11,600m<sup>2</sup>. You can use it as a big professional tool shop, parking cars, mobile homes, stables for horses, or any other idea you may have. The vendor told me he could get licenses from the town hall to transform this into apartments but maybe a camping spot is a possibility as you have lots of outdoor space including an outbuilding that can be used as a communal shower block. The swimming pool is presented attached to an outdoor kitchen and barbecue area as well as a bathroom. The water is connected to the river as well as mains water. Once inside you have a living space, kitchen, 1 bedroom downstairs, and a bathroom. Going upstairs you have 3 other good size bedrooms with a bathroom and the master bedroom with views over the garden , field and river and has an en-suite bathroom. The house is built with qualified material. This is an ideal family home for somebody who likes a lot of outdoor space and wishes to attach a business to his or her home.

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|---|---|--|
|  4 bedrooms                     |  3 bathrooms             |  488m <sup>2</sup> Build size |
|  11,678m <sup>2</sup> Plot size |  Swimming Pool           |  Air Conditioning             |
|  BBQ                            |  Built to High Standards |  Car Port                     |
|  Close to Amenities             |  Double Glazing          |  En Suite Bathroom            |
|  Fireplace                      |  Fitted Kitchen          |  Garden                       |
|  Good Rental Potential          |  Guest Toilet            |  Ideal Family Home            |
|  Ideal for Country Lovers       |  Internet                |  Laundry Room                 |
|  Lounge Diner                   |  Near Public Transport   |  Off Road Parking             |