

A delightful house with garden and garage. In a village near Montmoreau.



INFORMATION

Town:	Montmoreau
Department:	Charente
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	325 m2



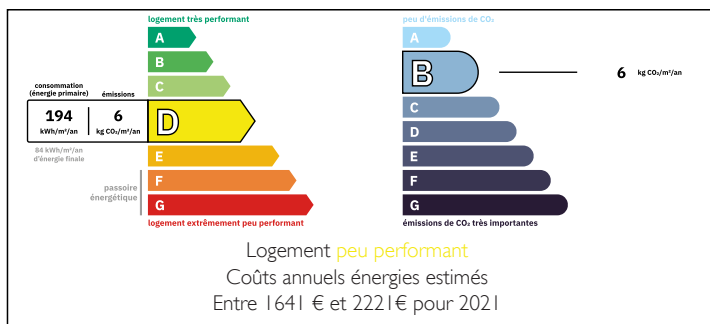
IN BRIEF

This is a lovely property in good condition, perfect for a family or a couple. 3 and a half kms from Montmoreau, which has a train service running between Angoulême and Bordeaux, a market, doctors cabinet, school and a variety of shops and restaurants.

The house benefits from two covered eating areas one in the front and one in the garden leading out from the kitchen.

Early viewing is recommended..

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.



DESCRIPTION

You enter the sitting room with a fireplace, 29,8m² that opens into the kitchen/dining room, 31,8m². Turning left you have internal access to the garage 22.7m² that opens into the garden with a tap. A small utility room, WC and a bedroom that opens to the front garden with a salle d'eau 11m². Back to the kitchen the stairs go up to a mezzanine landing accessing 2 bedrooms 13m² and 13m² a Wc and then onto the shower room 5.8m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES