

Three bed bungalow w/ pool & enclosed garden; separate 1 bed house w/ attached garden; quiet hamlet location.

EXCLUSIVE



## INFORMATION

Town:	Montbron
Department:	Charente
Bed:	4
Bath:	2
Floor:	230 m2
Plot Size:	7000 m2

## IN BRIEF

Perfect as a holiday or permanent home!  
Both options available with extra accommodation/  
maison d'amis just next door.

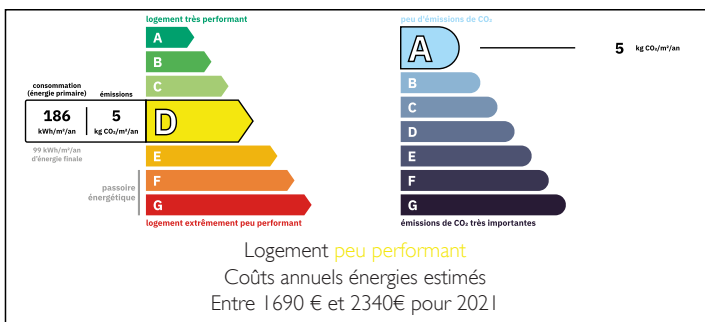
Boasting 165m<sup>2</sup> habitable space on one level with a spacious open plan living space, 3 good sized bedrooms and games room. Enclosed veranda with west-facing views. Covered salt water swimming pool.

The smaller house of 60m<sup>2</sup> is next door and also has an open plan living room/ dining room/ kitchen as well as an attached west-facing garden.

Situated less than 3km from the charming market town of Montbron (full amenities) near the Charente/ Perigord Vert border. The popular lakes of the Haute Charente are nearby and an international golf course is only 10 km away.



## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière:** 1300 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The main house was built in 2008 and the interior has been very well finished with a good, clean, modern feel. It has been well insulated, has double glazing throughout as well as an electric central heating system.

An entrance hallway (6m<sup>2</sup>) leads to a central corridor (7m<sup>2</sup>) running the length of the house and with access to all rooms. At one end is a large and bright open plan triple aspect living space (65m<sup>2</sup>) that includes living room with wood burner, dining room and kitchen with adjoining pantry (5m<sup>2</sup>). French windows lead to a west-facing veranda (42m<sup>2</sup>) and the covered 5x10m swimming pool. At the other end is a games room (36m<sup>2</sup> and formerly a billiards room), also with triple aspect. Between the two are three bedrooms (14m<sup>2</sup>, 13m<sup>2</sup>, 13m<sup>2</sup>), bathroom with walk-in shower and WC (10m<sup>2</sup>) and separate WC.

Outside, there is a an attached and fully enclosed garden of over 6000m<sup>2</sup>, a pool house (16m<sup>2</sup>), a cabin (20m<sup>2</sup>) and a small tool shed. A 35m<sup>2</sup> garage and automatic gates will be ready before sale completion.

Next door is a one bedroom house, also single storey with over 60m<sup>2</sup> habitable space comprising entrance hallway, open plan living room/ dining room/ kitchen, bedroom and bathroom with walk-in shower and WC.

Outside there is a west-facing terrace and attached garden of 1000m<sup>2</sup>. This house is ideal for visiting friends or family or could even be rented out.

Both properties have conforming septic tanks.

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