

Well maintained property with exceptional views 5 km from Montmoreau



INFORMATION

Town:	Pérignac
Department:	Charente
Bed:	3
Bath:	3
Floor:	193 m2
Plot Size:	3122 m2



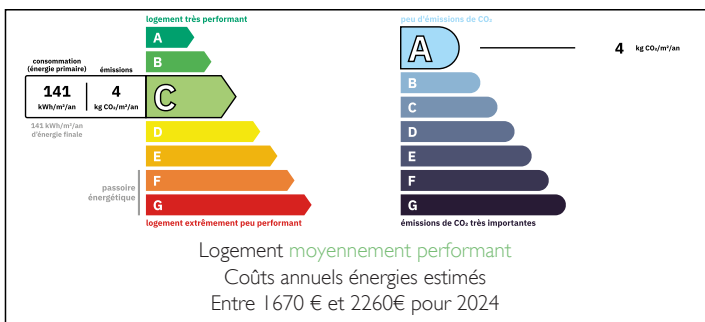
IN BRIEF

Very well maintained, attractive house with a beautiful garden and parkland.

The property stands alone only 5 k from Montmoreau. A haven of nature and birdsong. The house has a very comfortable layout with a large basement, equipped with ample space to convert into separate living area.

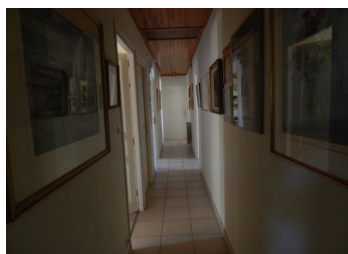
The heating is Heat pump and the house is fully double glazed.

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

This property has steps leading up to a large elevated terrace overlooking the countryside. The main entrance leads into a hallway, right into a fully equipped cosy kitchen, and left into a large sitting room, bright and sunny with lovely views. The property is single story, there are 3 large bedrooms, one separate WC and a big bathroom with shower, wc . There is a back door leading out onto a lawned seating area. Downstairs into the basement is a massive space, comprising of 2 workshops, a large bath/shower/wc, Garaging for at least two cars, and ample garden storage for lawn lowers and garden equipment.

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