

Spacious 3 bed house with a large entertainment room, garage and garden in the centre of a vibrant village



INFORMATION

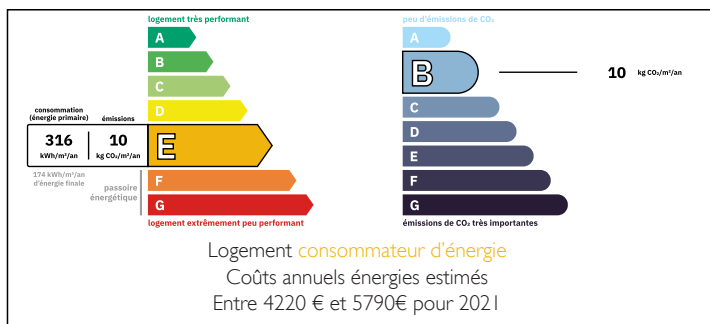
Town:	Montembœuf
Department:	Charente
Bed:	3
Bath:	2
Floor:	253 m2
Plot Size:	1011 m2



IN BRIEF

This lovely 3 bedroom property is ideally situated with shops, restaurants and schools within walking distance. The house currently offers a spacious modern styled open kitchen, a dining room, living room with wood burning insert, two bathrooms and separate wc, and 3 spacious bedrooms. There is also a very large entertainment room 100m2, ideal to convert into a self contained letting apartment, artist or yoga studio, or simply used as a family entertainment games room !!!

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.



LOCAL TAXES

Taxe foncière: 1537 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property composes :

Ground floor :

- Kitchen (22m2) with access directly into the garden.
- Living room (30m2) with a fire place and double doors into the garden.
- Dinning room (31m2)
- Shower room, wc

1st floor :

- Bathroom seperate wc
- 3 bedrooms (12 - 13 - 13m2)
- Large entertainment room (100m2) with a ' fake ornamental fire place'.

Garage (48m2)

The property has electric heaters, a mix of double and single glazed windows.

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