

## Village House in two parts to renovate - quiet location on a small lane



## INFORMATION

Town:	Montboyer
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



## IN BRIEF

This deceptively spacious village house sits on a quiet lane but is within walking distance of the village, which has a popular restaurant and bread shop. The village is just 15 kms from the town of Chalais, which has all amenities, a market every Monday morning and a railway station, from which you can catch a train to Bordeaux or Angouleme.

## ENERGY - DPE

DPE not required.

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 access the first part of the house up original old stone steps into the main living space (26m<sup>2</sup>), with original fireplace.

This leads to the other room at this level (27m<sup>2</sup>);

Below there is a large cellar (53m<sup>2</sup>).

Attached, there is access to an unrenovated building, comprising 3 floors. It may be possible to create a garage for a small car on the ground floor and to connect the 1st floor to the house to create further accommodation on this floor and the upper floor.

Great potential here and plans are available

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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