

Lovely old stone 3 bed house with attached garden and pool; amenities walking distance; separate woodland.



INFORMATION

Town:	Montembœuf
Department:	Charente
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	10533 m2

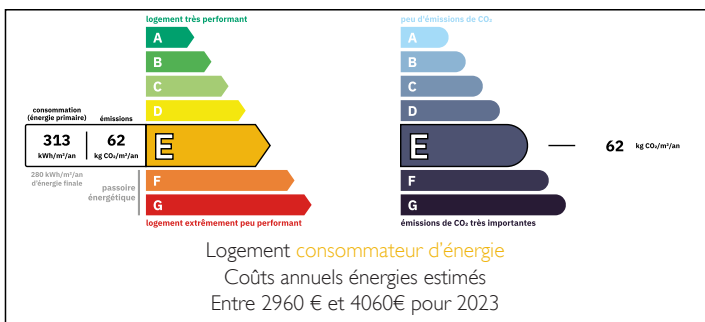
IN BRIEF

Beautiful property comprising 3 bed house of 120m² living space, in-ground pool with summer house, attached garden and non-attached plots of woodland.

The house has been renovated so modern touches mix nicely with the character features of this lovely old stone house. It comprises reception rooms, kitchen, laundry room, bathroom and WC on the ground floor with 3 bedrooms and mezzanine on the first floor.

Outside there is a summer kitchen with tiled outdoor dining space attached to the house. The attached garden surrounds most of the house and leads up to the salt water 8x4 pool with summer house. Gravel driveways at the front and back of the house provide private, off-street parking, if needed. There is also a covered space at the back of the house that could be used as a carport.

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:	1075 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

House:

On the ground floor:

Kitchen (15m²) with wood burner and access door to the front of the house.

Dining room (15.5m²), between the kitchen and salon and with wooden staircase to the first floor and access to the laundry/wash room, bathroom and lavatory.

Salon (23m²) with wood burner and access to the front garden.

Laundry/wash room (12m²) with tiled floor and plumbing for washing machine.

Bathroom (5m²) with shower cubicle, bath and washbasin.

Lavatory (2m²).

On the first floor:

Mezzanine (7.5m²) with access to all bedrooms.

Bedroom 1 (15m²).

Bedroom 2 (10m²).

Bedroom 3 (11m²).

Outside:

Gravel driveway with access gates at the front and back of the house. Tiled seating area (5m²) with access to small summer kitchen (3m²). The garden surrounds most of the house and has flowers, fruit trees and a vegetable garden.

The salt water in-ground swimming pool is behind the house and offers great views over the countryside. There is a tiled terrace around the pool with a summer house (10m²) with electrical connections.

Two plots of non-attached woodland totalling about 1 hectare are just across the lane from the house and have a mix of various types of trees.

Miscellaneous:

Most of the windows are double glazed; new velux