

A link detached house with 3 bedrooms, garage, and spacious basement. In town with commerce and train station

EXCLUSIVE



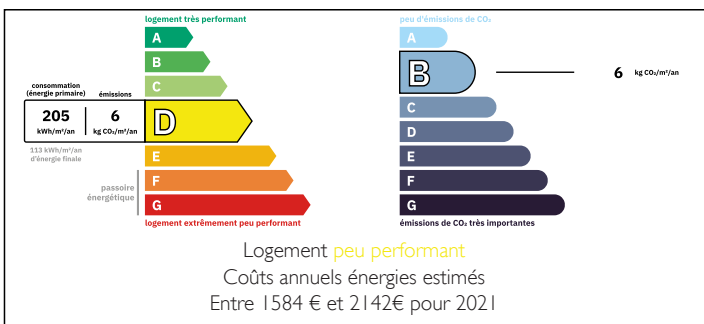
INFORMATION

Town:	Montmoreau
Department:	Charente
Bed:	3
Bath:	2
Floor:	162 m2
Plot Size:	695 m2

IN BRIEF

The house is primarily on one level, with a spacious basement. It is walking distance of the medical centre, bank, supermarket, schools, and all commerce. Montmoreau also has a train station with connections to Angouleme and Bordeaux, linking to the TGV. Additionally, there are three airports within 1.5 hours: Bordeaux, Limoges, and Bergerac.

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

The property comprises the following:

ENTRANCE HALL (6.2m²) with built-in cupboard
OPEN PLAN LIVING /DINING ROOM (40m²) with a chimney and insert wood burning stove

KITCHEN (10.6m²) with storage units, and door leading into the garage and garden

BATHROOM (8m²) with bath and shower above, wash hand basin, W.C.

BEDROOM (10m²)

BEDROOM (10m²)

Steps lead down to basement

BEDROOM (17m²) with W.C., basin, and lots of built-in wardrobes

LARGE ROOM (24.3m²) currently used as a play room

ROOM (14m²) with many usages, Please note, this room doesn't have a window.

CELLAR and WINE STORE (26m²) divided into 2 parts, also housing the hot water tank.

ATTACHED GARAGE (34m²) with access to the house and back garden

OUTSIDE

ENCLOSED PRIVATE GARDEN mainly laid to lawn, with terrace and fruit trees

LOCAL TAXES

Taxe foncière: 1067 EUR

Taxe habitation: EUR

NOTES

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