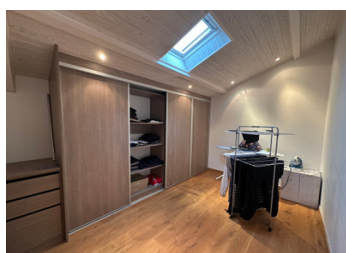


Lovely modern 4 bedrooms, 2 bathrooms, sous-sol close to all amenities with attached gardens of 1893m



## INFORMATION

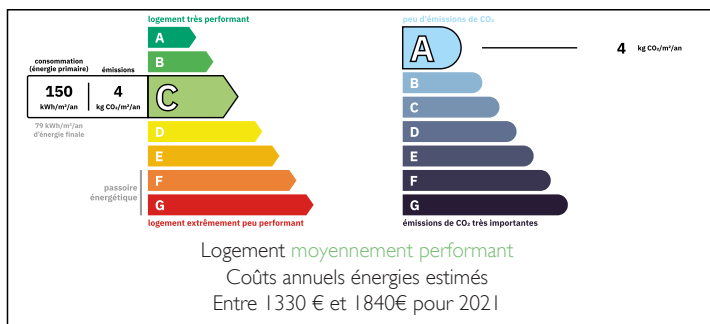
Town:	Montbron
Department:	Charente
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	1893 m2



## IN BRIEF

This well designed 4 bedroomed, 2 bathroomed, 2 kitchen villa, completed in 2012, offers uninterrupted views over the Montbron countryside surrounded by its secure gardens of 1893m<sup>2</sup> sous-sol and double garage. Situated on the edge of the town, ideally located within walking distance of all essential amenities, including schools, boulangeries, doctors, restaurants, and supermarkets, this property combines peaceful living with ultimate convenience. With its stunning design and prime location, it presents a truly unique opportunity to make it your home.

## 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 meticulously designed villa, completed in 2012 offering uninterrupted views over the picturesque Montbron countryside. Ideally located within walking distance of all essential amenities, including schools, boulangeries, doctors, restaurants, and supermarkets, this property combines peaceful living with ultimate convenience.

The property features an entrance hall with built-in storage. The spacious double-aspect living room (63m<sup>2</sup>) is filled with natural light, with patio doors opening onto the secure 1,893m<sup>2</sup> gardens. The modern, open-plan kitchen is equipped with a built-in oven, cooker, a central island with a sink, and high quality worktops, and built-in storage. The adjoining dining area blends seamlessly with the living space, creating a perfect setting for entertaining, the patio doors lead out onto the new marble terrace with views overlooking the countryside. A charming feature of the room is the fireplace with a cozy wood burner, adding warmth and ambiance.

Also, on this level there are four bedrooms (12m<sup>2</sup>, 12m<sup>2</sup>, 12.3m<sup>2</sup>, 18m<sup>2</sup>), one with an en-suite shower room. The property also offers a separate family bathroom (7m<sup>2</sup>) with bath-tub and a separate WC. Stairs lead down to the lower ground floor, where you'll find a summer kitchen (21m<sup>2</sup>) and a cave, offering additional space for storage. The double garage provides ample room for two to three vehicles or to create a gym, featuring both an electric automatic door and a manual door, both of which open directly into the surrounding gardens. The villa is set on a tranquil plot with the potential to add an...

## LOCAL TAXES

**Taxe foncière: 1700 EUR**

**Taxe habitation: EUR**

## NOTES