

Detached 3-bedroom home with detached garage/ workshop and magnificent gardens



INFORMATION

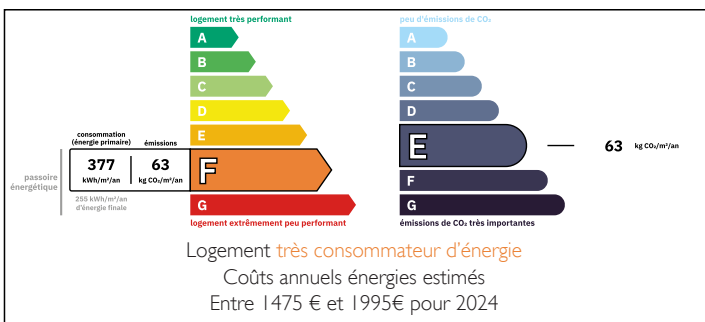
Town:	Montrollet
Department:	Charente
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	4031 m2



IN BRIEF

Located on the edge of the pretty village of Montrollet, this house is move-in ready. There are 3 double bedrooms, lounge, kitchen-diner and shower, making it an ideal family home. The garage/workshop is detached and includes its own kitchen. Outside you will find beautiful, well maintained gardens with an expansive vegetable patch. The gardens are enclosed, making them pet friendly. The house benefits from double-glazing throughout and a conforming septic tank system. In addition there is a covered car port and private parking for several cars. The location is peaceful with easy access to the thriving towns of St. Junien and Confolens. The international airport at Limoges is roughly half an hour away by car.

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

Floor plan available upon request

Ground floor:

Reception room - 8.11m x 3.72m;

Bedroom 1 - 3.24m x 3.01m;

Utility room - 3.81m x 3.73m.

First floor:

Lounge - 4.62m x 3.93m;

Kitchen-diner - 3.92m x 3.85m;

Bedroom 2 - 3.58m x 3.51m;

Bedroom 3 - 3.58m x 3.51m;

Shower room - 2.62m x 1.30m with separate toilet.

Garage block ground floor:

Garage area - 5.76m x 3.19m;

Kitchen area - 5.75m x 3.17m.

First floor:

Storage room - 2.81m x 3.12m.

Covered area outside of 6.70m x 2.50m.

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

LOCAL TAXES

Taxe foncière: 950 EUR

Taxe habitation: EUR

NOTES