

Spacious detached town house, 5 bedrooms, Walking distance to commerce and train station



INFORMATION

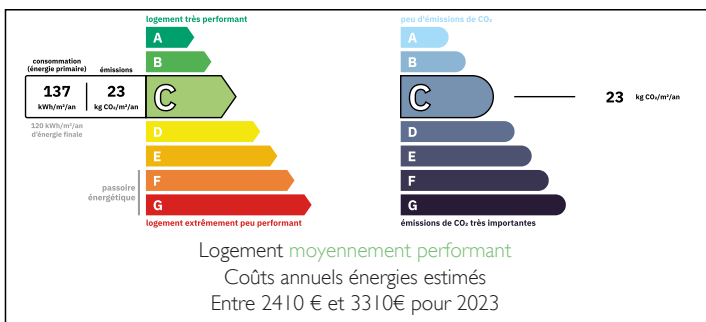
Town:	Montmoreau
Department:	Charente
Bed:	5
Bath:	2
Floor:	185 m2
Plot Size:	2416 m2

IN BRIEF

This property is conveniently located within walking distance of essential amenities, including schools, a medical centre, banks, a supermarket, bars, restaurants, and various shops. Residents can enjoy an outdoor swimming pool and a range of sports facilities and groups. The nearby train station offers connections to Angoulême and Bordeaux, linking to the TGV network. Additionally, three airports—Bordeaux, Limoges, and Bergerac—are within a 1.5-hour drive, providing excellent travel options.



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 spacious house offers flexible accommodation adaptable to various requirements, boasting many original features, including built-in cupboards and a beautiful staircase.

Ground Floor:

*Entrance Hall: Features a W.C. and the original wooden staircase leading to the first floor.

*Kitchen: 12.6 m².

*Dining Room: 19 m².

*Sitting Room: 21.9 m².

*Bedroom 1: 19 m²; currently used as an office/games room.

*Bedroom 2: 21.8 m².

*Jack and Jill Bathroom: 9 m²; connects the two ground floor bedrooms, along with a separate W.C.

LOCAL TAXES

Taxe foncière: 1031 EUR

Taxe habitation: EUR

First Floor:

*Bedroom 3: 18 m².

*Bedroom 4: 18 m².

*Bedroom 5: 14.5 m².

*Attic Space: Offers potential for additional accommodation or storage

Basement:

A large basement accessible from outside houses the oil-fired boiler for the central heating and a large oil tank, both installed in 2014.

NOTES

Exterior:

The house is situated on a 2,416 m² plot, offering views of the surrounding countryside. Accessed via an electric gate, the enclosed garden includes various small buildings for storage and gardening equipment.

Mature trees provide shaded areas ideal for alfresco dining during the warm summer months. There is ample space for parking multiple cars, children's play areas, a vegetable garden, keeping chickens, and the possibility to install a pool if desired.

Additional Features:

*Double glazing.