

Rare/ hard to find, spacious & attractive traditional 5 bedroom village house with barn & garden

## EXCLUSIVE



## INFORMATION

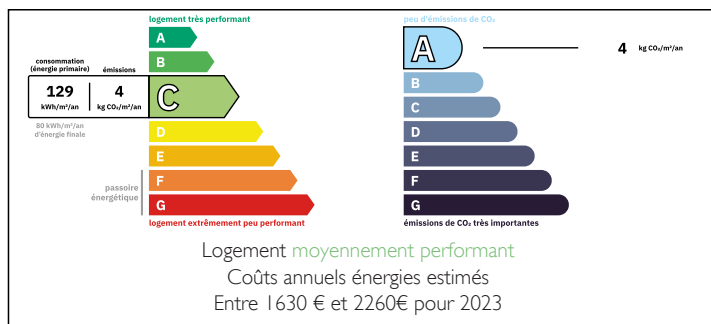
Town:	Montembœuf
Department:	Charente
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	100 m2

## IN BRIEF

This property is situated in the vibrant village of Montemboeuf (which is renowned for it's annual music festival) with small supermarket, dentist, nurses cabinet, butcher, boulangerie, bank, post office, hairdresser, cafe & Bar. Situated just 18 minutes from the beautiful Chateau town of La Rochefoucauld which has large commodites, 14 minutes to 18 hole golf course La Preze & to michelin star restaurant Moulin De La Tardoire et Domaine des Lacs, 17 minutes to Lac de Lavaud with tourist beaches, swimming lake & activities.

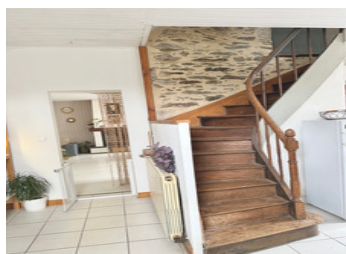


## ENERGY - DPE



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 on the ground floor : Entry door to large living room with wood burning insert & dining area 36m<sup>2</sup>, Fully equipped Kitchen with door to outside fully enclosed & secure garden 27m<sup>2</sup>, door from kitchen to insulated cellar which is below the kitchen & living room, the first of two electric meters is in this cellar, (the original wooden staircase leads from the kitchen to the first floor), ground floor continued : inner hallway 3m<sup>2</sup>, WC 2m<sup>2</sup>, shower room with italian style shower & basin with vanity unit 9m<sup>2</sup>, door to small hallway with washing & drying machines, door to downstairs bedroom one 14m<sup>2</sup> (currently used for storage) there is a door leading directly to the garden, \*\*this part of the property could be developed to an individual letting area\*\*. The inner hallway leads to a second staircase to the first floor, at the side of the stair is a useful storage area 9m<sup>2</sup>.

First floor : From the kitchen leads the traditional staircase to an office area 12m<sup>2</sup>, attached bedroom which overlooks the garden 13m<sup>2</sup>, lockable cupboard space, 3rd bedroom with built in storage 26m<sup>2</sup> & 2nd doorway to inner landing 13m<sup>2</sup> which can be accessed separately by the second staircase, bedroom four 12m<sup>2</sup> with built in electric box which services this side of the house separately, bathroom with feature corner bath, vanity basin & WC 9m<sup>2</sup>, bedroom five 14m<sup>2</sup>.

Attached stone barn...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES