

Lovely 19th century detached 3 bed house with garage; central location; amenities within walking distance.

EXCLUSIVE



INFORMATION

Town:	Montbron
Department:	Charente
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	107 m2

IN BRIEF

A lovely 19th century detached 3 bed house near the centre of the lively market town of Montbron.

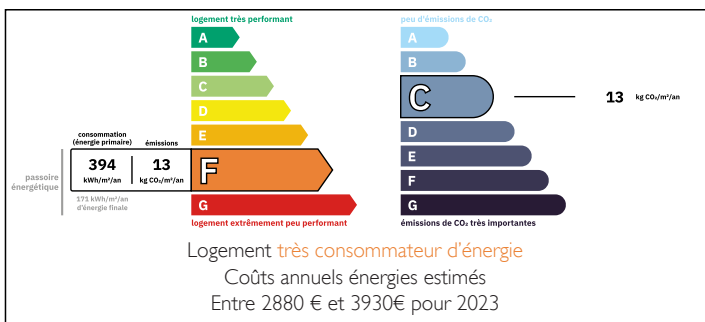
With over 100m2 living space, the house comprises a salon, spacious kitchen/ dining room, 3 bedrooms, office and bathroom with lavatory. Also includes a small enclosed terrace and integrated garage with renovation potential. Heating is by electric radiators and the house is connected to mains drains.

Located in the old part of town and near a historic church, the property is within walking distance of full amenities (bakery, butchers, schools, supermarkets, restaurants, shops, doctors and pharmacies).

More amenities and transport links can be found in the larger town of La Rochefoucauld (14km) and the city of Angouleme (30km) which has TGV connections to Paris and Bordeaux.

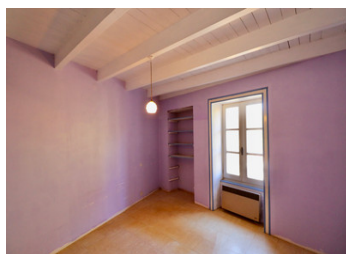


ENERGY - DPE



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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

Lovely town centre property comprising a detached 3 bed house with integrated garage and small enclosed terrace.

Located on a quiet lane in the old part of Montbron and near the town's historic old church, the property is within a five minutes walk of full amenities.

The house comprises:

On the ground floor:

Living room (25m²) with main entrance access and staircase to the first floor.

Fully equipped kitchen (20m²) with access to a small enclosed terrace (7m²).

Family bathroom (4.5m²) with Italian style walk-in shower and lavatory.

On the first floor:

Three bedrooms (9.5m², 11.5m² & 14.5m²).

Office (11.5m²).

Storage room (7m²).

Attic (6m²).

There is also an integrated single garage that could be renovated to increase the habitable space.

The house is in good structural condition and is ready to move into. The roof was completely redone 15 years ago by a reputable local roofer and has been insulated and waterproofed. Heating is by electric radiators and the house is connected to mains drains.

A lovely house in good condition and in a good location that is ready to move into.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES