

## Contemporary single storey house with large ground floor garage/workshop



## INFORMATION

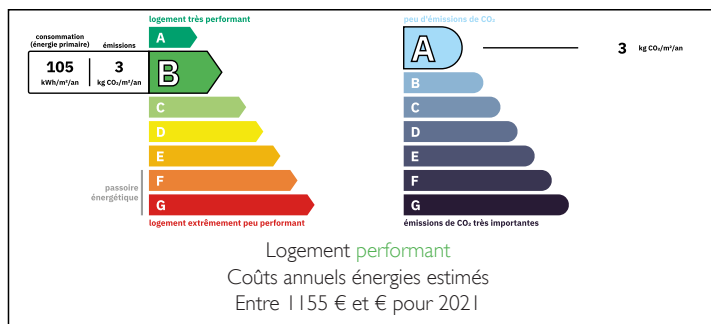
Town:	Saint-Eutrope
Department:	Charente
Bed:	3
Bath:	1
Floor:	116 m2
Plot Size:	1240 m2



## IN BRIEF

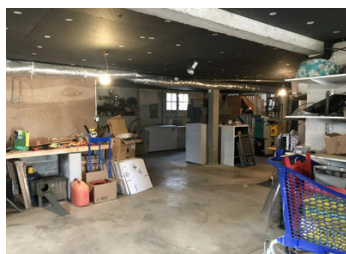
Just 4 minutes from all the main amenities at Montmoreau, including schools, a medical centre, banks, a supermarket, bars, restaurants, and various shops. Residents can enjoy an outdoor swimming pool and a range of sports facilities and groups. The nearby train station offers connections to Angoulême 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.



## LOCAL TAXES

Taxe foncière: 740 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Just 4 minutes from all the main amenities of Montmoreau, this charming, recently renovated 3-bedroom home is set within a fully enclosed garden.

With excellent energy efficiency, the property benefits from a well-maintained roof, insulated walls, double glazing, and a thermodynamic heating system, ensuring comfort during winter while keeping energy costs low.

The spacious basement offers the potential to create a fourth bedroom and an additional WC, with the initial work already started—leaving the new owner the choice to complete it to their taste.

A fantastic opportunity offering great value for money!

I Land (1240 m<sup>2</sup>)

Main house - All on one level

I Equipped kitchen (26 m<sup>2</sup>)

I Pantry (10 m<sup>2</sup>)

I Living-room (35 m<sup>2</sup>)

I Balcony (12 m<sup>2</sup>)

I Hallway (6 m<sup>2</sup>)

I Bedroom (12 m<sup>2</sup>)

I Bedroom (11.5 m<sup>2</sup>)

I Bedroom (11.5 m<sup>2</sup>)

I Shower room (5 m<sup>2</sup>)

I W.C. (2.5 m<sup>2</sup>)

Main house - Floor Garden level

I Garage (36 m<sup>2</sup>)

I Cellar (5 m<sup>2</sup>)

I Basement (99 m<sup>2</sup>)

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