

Stone-built village property to renovate with attached barn/garage and small court-yard easy maintenance.



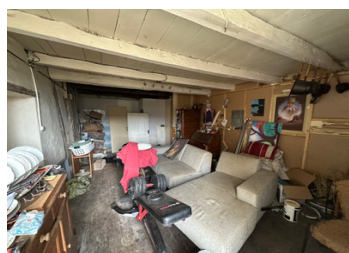
## INFORMATION

Town:	Saint-Germain-de-Montbron
Department:	Charente
Bed:	2
Bath:	1
Floor:	114 m2
Plot Size:	0 m2

## IN BRIEF

This stone-built village property presents a fantastic opportunity for renovation, offering immense potential to create a beautiful, personalized home. Situated in a peaceful hamlet just 26kms from Angoulême, the property includes a spacious ground floor with a living room and dining room, both featuring original character. The upper floor offers two bedrooms and a bathroom, with ample space for customization. Attached to the property is a barn/garage, which provides additional storage or could be converted into extra living space. Outside, a private, low-maintenance courtyard awaits, perfect for relaxation or entertaining.

This property combines charm, privacy, and easy maintenance, offering a wonderful opportunity to transform it into your dream home in a sought-after location.



## ENERGY - DPE

DPE not required.

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

Further property details:-

Room sizes

Kitchen dining room 27m<sup>2</sup>

Living room 27m<sup>2</sup>

Bedroom 30m<sup>2</sup>

Bedroom 17m<sup>2</sup>

Bathroom and wc 12m<sup>2</sup>

Overall space 401m<sup>2</sup>

Property to be renovated

Fibre optic possible

Tax foncière : 576 pa

Original windows

Electricity and water to the property

Roof needs to be replaced or repaired

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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