

Ref: A35793AMS16

Price: 256 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (240 000 EUR without fees)

#### Under-Offer: - Stone built farmhouse with attached barn and attached land of over 24 acres





# INFORMATION

Town: Montbron

Department: Charente

Bed: 3

Bath:

Floor: 154 m<sup>2</sup>















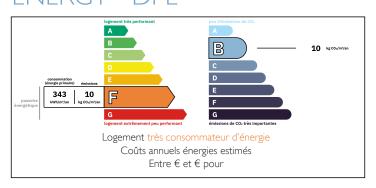
#### IN BRIEF

Under-offer :- Situated in a peaceful hamlet close to Montbron, this detached stone farmhouse offers privacy and rural charm just minutes from amenities including doctors, dentist, shops, schools, and a golf course. Tucked at the end of a no-through lane, the property is surrounded by its own gardens and includes an attached barn and workshop.

Inside, you'll find a spacious modern kitchen with a wood-burning stove that also powers the central heating, a practical utility/storage room, a bright sitting room, three bedrooms, and a family bathroom with bathtub. The loft space could be used as extra living space, with the correct permissions. The front terrace is perfect for outdoor dining, with no immediate neighbours overlooking the property.

Ideal for those seeking a quiet country lifestyle, the attached land, makes it perfect for horse lovers. A rare opportunity combining comfort,...

**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.





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### LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

This charmingly presented stone-built farmhouse is located in a tranquil hamlet just a short distance from the bustling town of Montbron, where you will find all essential amenities including doctors, a dentist, boulangeries, butchers, a sports hall, schools, and a nearby golf course.

The property sits at the end of a quiet no-through lane, offering complete privacy and is surrounded by its own mature gardens. A detached home full of character, it also benefits from an attached barn and workshop, ideal for storage, hobbies, or potential development.

Inside, the farmhouse features a spacious and modern kitchen equipped with a wood-burning stove that also powers the central heating system. A useful back kitchen provides additional storage space. The generous sitting room enjoys triple-aspect windows, flooding the space with natural light. There are three comfortable bedrooms, and a well-appointed family bathroom with a bathtub completes the interior layout.

The front terrace is perfect for outdoor dining and entertaining, offering an ideal setting for family gatherings. With no close neighbours overlooking the property, it promises peace and seclusion. For those with equestrian interests, there is also the option to rent additional nearby land, making this an excellent choice for horse lovers.

This is a rare opportunity to acquire a charming rural retreat with convenient access to both nature and local amenities.

Property details
Solid fuel central heating
Fosse non conform
Double and single glazed windows
Kitchen - 28m<sup>2</sup>
Living room -56m<sup>2</sup>
Bedroom I - I3m<sup>2</sup>
Bedroom 2- I3m<sup>2</sup>

WC - 2m<sup>2</sup>

Bathroom - 14m<sup>2</sup>

Bedroom 3 - 13m<sup>2</sup>

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