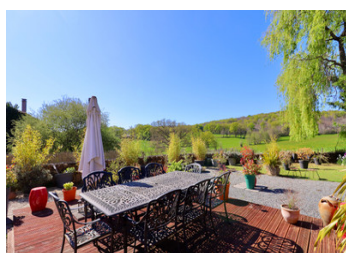
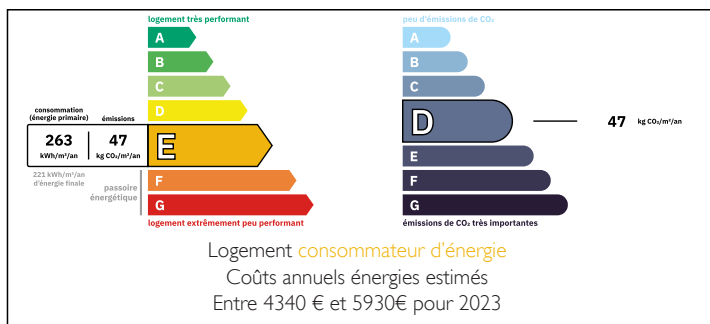


Beautifully renovated 3/4 bed stone house w/ garden; quiet location; great views; near full amenities.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montbron
Department:	Charente
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	1577 m2

IN BRIEF

Great property located in a quiet hamlet 4km from the town of Montbron. Comprises a 3/4 bed stone house, attached and non-attached gardens, a small outbuilding and partially dismantled barn.

The house is ready to move into and in good condition with >170m² living space over two levels and a spacious kitchen and living room, 3/4 bedrooms and 2 bathrooms. There are no structural issues and the roof has recently been completely re-done.

Its location makes it ideal for either a permanent or a holiday home. In addition to the amenities in Montbron, there is an excellent international golf course just 9km away, the popular leisure Lakes of Haute Charente (fishing, swimming, boating etc) are 20km away and the Périgord-Limousin National Park is also easily reached.

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: 960 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Lovely property located in a quiet hamlet in the commune of Montbron in the eastern Charente and 4km from full amenities. Comprises a 3/4 bed stone house of over 170m² living space, attached and non-attached gardens, a small outbuilding and partially dismantled barn with total land area of 1577m².

The accommodation comprises, on the ground floor:

- HALL (8m²) with tiled floor opening onto the
- KITCHEN/DINER (37m²) fully equipped and with exposed beams, tiled floor, farmhouse-style wooden base and wall units and original features such as the fireplace with wood burner and corner cupboard. Off this room there is a storeroom and downstairs lavatory.

On the other side of the hall is the comfortable and spacious

- LIVING ROOM (40m²) which is full of character, having a wood burning stove, exposed beams and attractive stone detail. From here, there is a door to the

- DINING ROOM (10 m²) with lovely views over the garden and beyond and which in turn opens out to the rear garden.

Back to the living room, where a lovely wooden staircase leads up to the first floor, with wood floors throughout. Here there is a spacious LANDING (7.5m²) with beautiful exposed beam work leading to

- MASTER BEDROOM (23m²) having EN-SUITE shower room with lavatory and large walk-in wardrobe. This room has access to a ROOF TERRACE (9 m²) affording wonderful views over the surrounding countryside: a great spot for your morning coffee or an...