

Elegant Villa with expansive gardens on the outskirts of Montbron, with no close neighbours.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Montbron |
| Department: | Charente |
| Bed:        | 5        |
| Bath:       | 2        |
| Floor:      | 260 m2   |
| Plot Size:  | 10368 m2 |

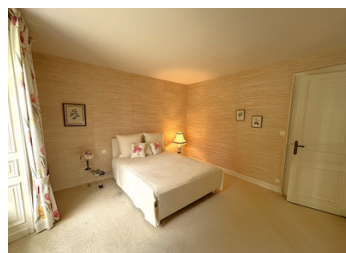
## IN BRIEF

Nestled on the tranquil outskirts of Montbron, this beautifully maintained villa is set within over a hectare of private, landscaped parkland (10,368 m<sup>2</sup>), offering complete seclusion with no immediate neighbours—yet conveniently located close to all local amenities.

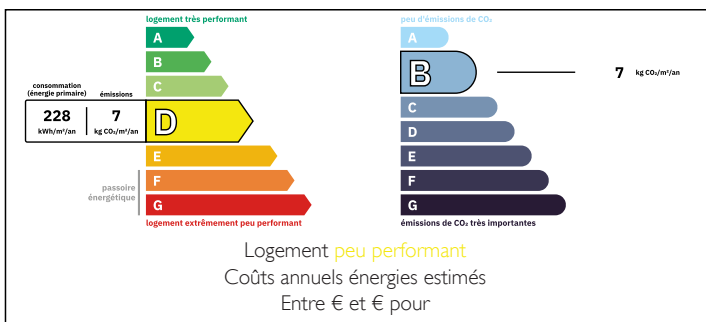
This charming property offers a generous living space, including two spacious living rooms, four well-proportioned bedrooms, two fully equipped kitchens, and a family bathroom. Ideal for remote work or creative pursuits, it also features a large office and an additional workroom.

The extensive gardens are a true highlight, showcasing a variety of mature fruit and pine trees, a cottage garden, and a polytunnel—perfect for cultivating vegetables or flowers. Further features include a hangar for equipment storage, an independent double garage, a workshop, a summer kitchen, and in-door shower facilities.

Fully enclosed, offering a secure and safe

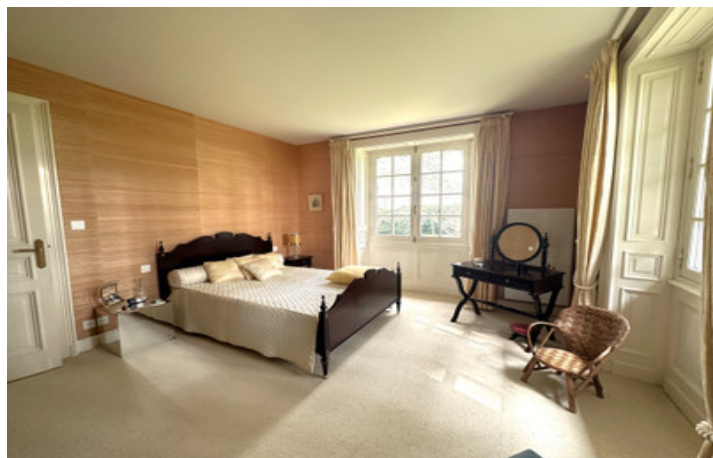


## ENERGY - DPE



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.



## DESCRIPTION

DPE - D

Electric under floor heating

Double glazed throughout

Beautiful secure gardens

Garden storage

Citerne for rainwater

Room sizes

Entrance hall - 20m<sup>2</sup>

Living rooms - 57m<sup>2</sup> and 35m<sup>2</sup>

Kitchen - 19m<sup>2</sup>

Bedrooms - 14m<sup>2</sup>, 15m<sup>2</sup> 16m<sup>2</sup>

Bathroom with bath tub - 11m<sup>2</sup>

Two large cellars

Double garage and summer kitchen with shower-room and workshop

## LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

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

## NOTES