

Spacious 3-bed sous-sol home with balcony, garden, garage and scope for rental or guest space



INFORMATION

Town:	Montmoreau
Department:	Charente
Bed:	3
Bath:	2
Floor:	130 m ²
Plot Size:	785 m ²

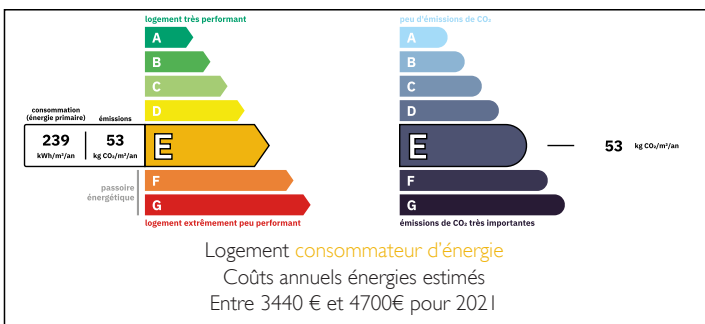


IN BRIEF

Located in the popular town of Montmoreau in the Charente, this spacious and practical "sous-sol" style home offers flexible living across two levels and a total of 130m² of habitable space. With three bedrooms, two kitchens, two bathrooms and multiple storage areas, it's perfect for family living or multi-generational use.

The town offers a full range of amenities including shops, restaurants, schools, and a TER railway station with regular services to Angoulême and further afield. Angoulême itself is just 30 minutes away, making this home ideal for commuters or those wanting a peaceful setting with easy access to the city.

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

This well-maintained home benefits from gas central heating (Antargaz tank), oak double-glazed windows, and beautiful parquet flooring (currently covered with carpet in some rooms). With two independent entrances, generous room sizes, internal access between floors, and a total living space of 130m², it would suit a growing family or those looking to create a guest suite or income-generating accommodation.

Ground Floor

Fitted Kitchen (16.2m²) – With an external entrance via double-glazed door leading to the front garden.

Shower Room (10.58m²) – Spacious with a large walk-in shower and built-in storage cupboard.

Cellar (6.6m²) – Includes a WC and plenty of space for storage or utilities.

Garage (30m²) – Substantial garage space with internal access.

Covered Terrace (30m²) – Ideal for shaded summer dining or relaxing.

Garden – Large outdoor space with 1-tonne Antargaz tank; ample room for play, planting or a potential pool.

First Floor

Hallway (12.8m²) – central corridor to all rooms and internal staircase leading to the lower level.

Living Room (30m²) – Bright and welcoming with French doors opening onto a front-facing balcony.

Separate Kitchen (11m²) – Functional and well-placed next to the living room.

Bathroom (6m²) – Fitted with a bathtub, sink and bidet.

WC (2.3m²) – Separate toilet with a small sink.

Bedroom 1 (11.8m²) – Parquet floor under carpet.

Bedroom 2 (12.12m²) – Parquet floor under carpet.

Bedroom 3 (11m²) – Parquet floor under carpet.

This property offers an excellent opportunity to create a comfortable family home with room to grow. The lower level could easily be modernised into a guest apartment, home office suite...

LOCAL TAXES

Taxe habitation: EUR

NOTES