

Delightful detached property with riverside views, ground floor bedrooms, easy access to shops on foot !!

EXCLUSIVE



## INFORMATION

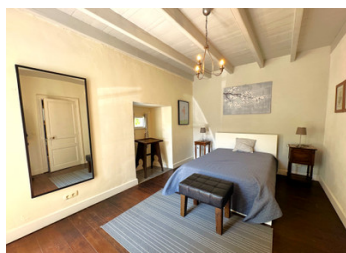
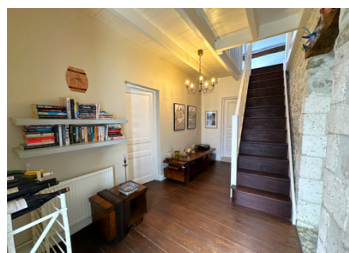
Town:	Montbron
Department:	Charente
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	1349 m2

## IN BRIEF

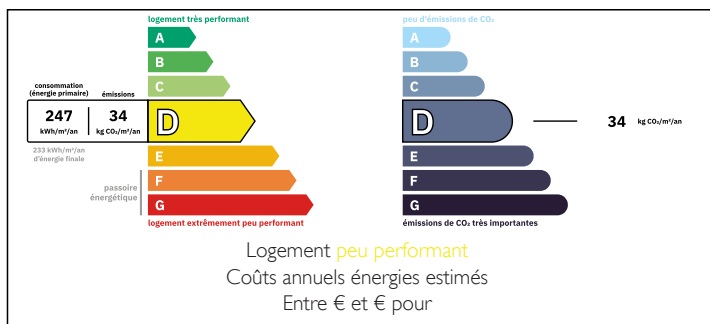
Set just outside the lively town of Montbron, this beautifully presented detached home enjoys peaceful riverside views and modern comforts, all within walking distance of shops, restaurants, schools, doctors, and leisure facilities including a pool, tennis courts, and sports centre.

The property features a bright entrance hall with cloakroom, a spacious lounge with wood burner, and an open-plan kitchen/dining area with built-in storage and views over the garden. Two comfortable ground-floor double bedrooms offer privacy, with the rear bedroom opening directly onto the terrace and BBQ area. A second shower room with WC completes the layout. Upstairs, a converted loft provides flexible space ideal for a third bedroom, office, or extra storage.

Outside, the landscaped garden includes mature fruit trees, a vegetable plot, a covered dining area, and an above-ground pool. A double garage, off-road parking, gas central heating,...

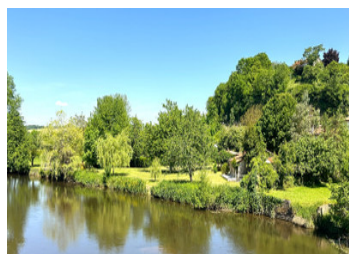


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 637 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Located on the outskirts of the vibrant town of Montbron, this beautifully presented detached property offers stunning riverside views, generous living spaces, and modern comforts, all within walking distance of essential amenities including shops, restaurants, schools, doctors, and leisure facilities such as a public swimming pool, tennis courts, and a sports centre.

Set in an attractive and well-maintained garden, this home seamlessly blends traditional charm with contemporary features. The bright entrance hall with cloakroom, including a separate shower and WC, leads through to a spacious lounge with a cosy wood burner and an open-plan modern kitchen and dining area. The kitchen is well-equipped with built-in storage and enjoys views over the rear garden.

The property includes two comfortable double bedrooms on the ground floor, each thoughtfully positioned for privacy. The rear bedroom opens directly onto the terrace and barbecue area through patio doors. A second shower room with WC serves this part of the home.

Upstairs, the converted loft provides a versatile space that could easily be used as a third bedroom, a home office, or simply additional storage.

Outside, the manicured garden features mature fruit trees, a vegetable plot, and a delightful, covered dining area ideal for outdoor entertaining. There is also an above-ground pool for cooling off on warm days while enjoying the peaceful river views.

The property benefits from a double garage, off road parking, recently added double glazing, and gas central heating.

This delightful property offers the perfect combination of rural charm and modern convenience, with...