

Chalet in a lovely, private & peaceful terrain, south facing, close to village with amenities & leisure lakes



INFORMATION

Town:	Montembœuf
Department:	Charente
Bed:	2
Bath:	1
Floor:	50 m2
Plot Size:	2787 m2

IN BRIEF

A very rare opportunity to purchase a habitable chalet, surrounded by a generous garden and in a lovely private setting yet a short drive, 5 minutes, from the vibrant village of Montembœuf with small supermarket, boulangerie, butchers, primary school and colleague, hairdressers, cafe with clothes boutique, bar, bank & post office and in proximity to the leisure lakes of the haute Charente.



ENERGY - DPE

DPE not required.

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

The property consists of:

On the ground floor is a generous storage area and also the woodburning system which supplies the central heating system.

This area is accessible from the exterior and from a stair on the floor above.

The property comprises double glazed doors to the sitting room & kitchen area, shower room with WC, 2 bedrooms.

Outside is a covered terrace and external steps leading to the garden.

There are many outbuildings, including a storage hangar.

The garden has fruit trees and a vegetable plot.

The whole property is enclosed by a chain link fence and has electric gates.

The property is south facing, not overlooked and with a good outlook.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES