

Quietly located, well-maintained house and garden with beautiful views



INFORMATION

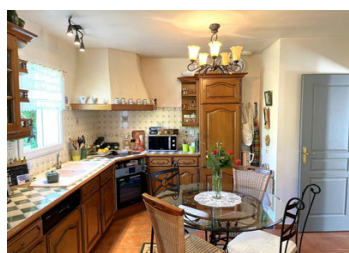
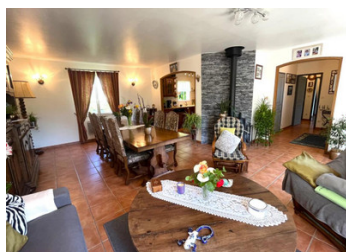
Town:	Montmoreau
Department:	Charente
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	1700 m2

IN BRIEF

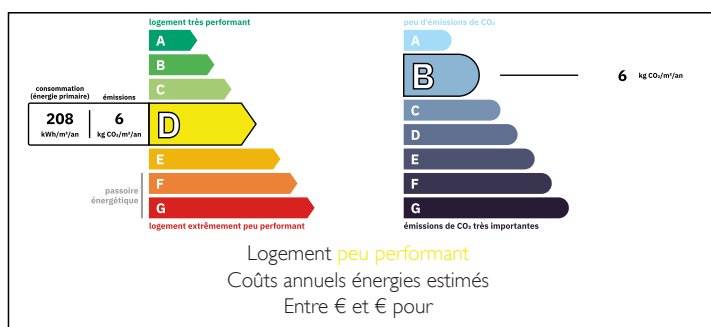
This attractive single-storey house, built in 2007 and located 4 km from all essential amenities, has 3 bedrooms, 1 bathroom with separate toilet and a living/dining room adjacent to the semi-open kitchen. There is also a garage at garden level, directly accessible via the stairs in the hall.

You can easily spend an entire afternoon on the terrace, as an extra kitchen/dining room with toilet (and possible shower) saves you the trouble of having to go upstairs for this.

The fully enclosed garden is well maintained and offers views over the rolling fields of St Amant.

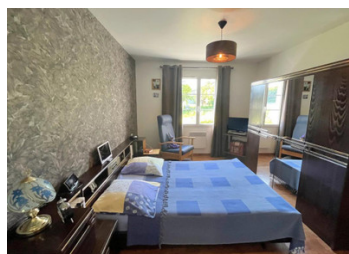
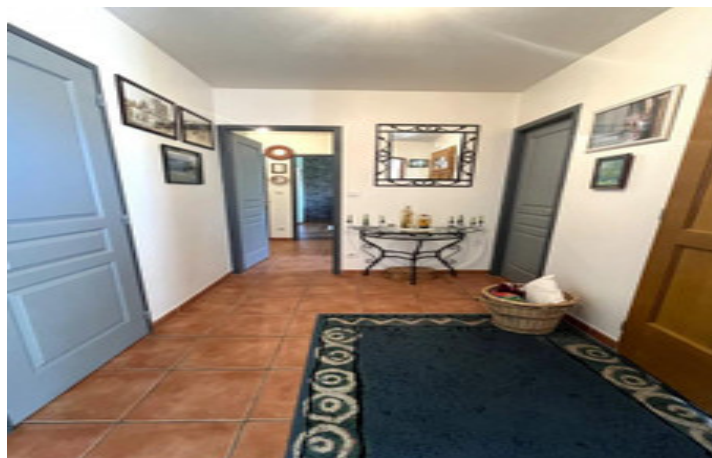


ENERGY - DPE



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

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

LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: EUR

NOTES