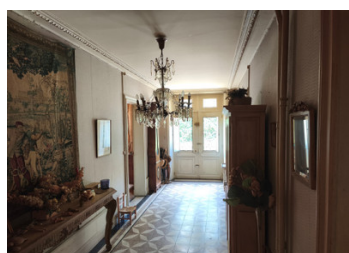
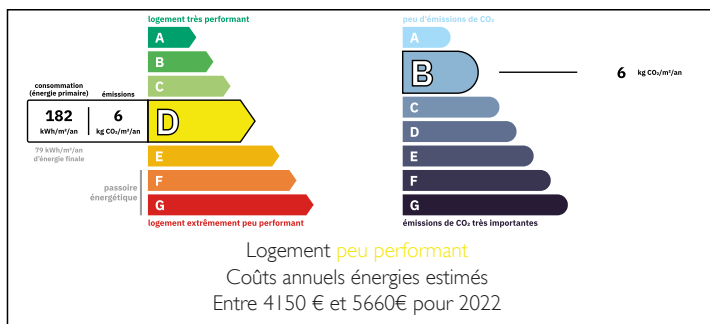


## "Manor house with outbuildings"



## ENERGY - DPE



## INFORMATION

Town:	Saint-Germain-de-Montbron
Department:	Charente
Bed:	6
Bath:	2
Floor:	300 m <sup>2</sup>
Plot Size:	48311 m <sup>2</sup>

## IN BRIEF

Located just a few minutes from the charming village of Saint-Germain-de-Montbron, this elegant 300 m<sup>2</sup> manor house combines character, generous volumes, and authenticity.

Set on a beautiful plot of over 40.000 m<sup>2</sup>, it offers a peaceful living environment, ideal as a family residence or guest house.

The interior impresses with its high ceilings, original wooden floors, moldings, and period fireplaces. The house comprises:

A spacious entrance hall

Bright living rooms

A welcoming dining room

A large kitchen

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.

110 m<sup>2</sup> residence with a magnificent vaulted cellar.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France  
If you appreciate authenticity and the charm of the old, this property is made for you.

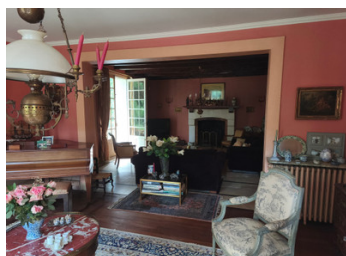


## DESCRIPTION

null

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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: 1600 EUR

Taxe habitation: EUR

## NOTES