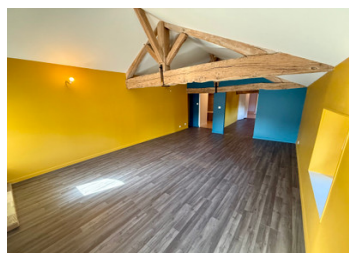


A recently renovated family home offering light and spacious family accommodation and 4 large bedrooms



INFORMATION

| | |
|-------------|-----------|
| Town: | Montboyer |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 282 m2 |
| Plot Size: | 802 m2 |



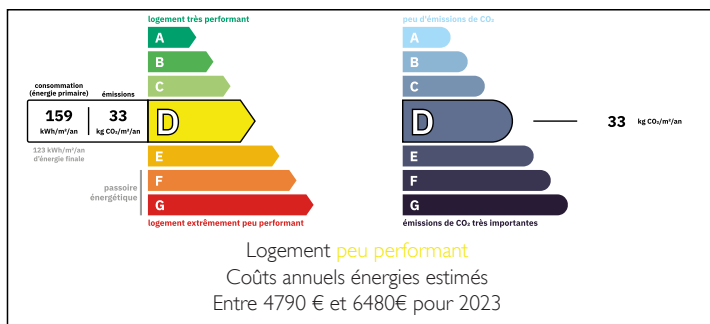
IN BRIEF

Around ten minutes from Chalais and easily commutable to Angoulême, this recently renovated family home is available for vacant possession.

A very substantial open-plan kitchen and dining space is sure to become the family hub. Four large bedrooms, a study, and modern well fitted bathrooms make this property an attractive proposition.

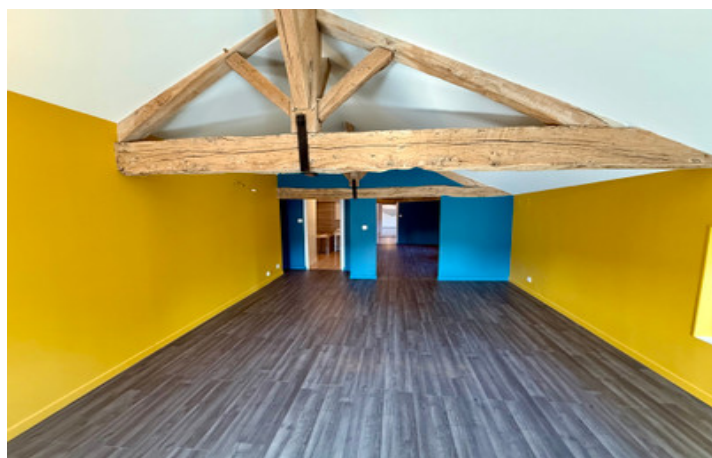
Ample private off-road parking and access to large barns which are ready to use as an artisan's workshop or spacious storage area.

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 habitation: EUR

NOTES

DESCRIPTION

This property is located just off the centre of Montboyer with local restaurant and bio-bakery just a short walk from the front door.

More than 280 m2 of living space provides plenty of room for all the family.

The entrance hall provides access to the fitted kitchen and dining room on the left which is light and airy with its own double door access from the street.

Turning right from the hallway gives way to the living room and barn areas.

The cellar, which runs the full length of the ground floor is accessed through the door under the hallway stairs.

Upstairs, arranged on two floors the four bedrooms are to be found with spacious family bathrooms on each floor.

On the top floor, there two further bedrooms as well as a further large room which could be used as an office, workroom or children's play room.

The property benefits from double glazing throughout, central heating on the lower two floors and electric radiators on the top floor.

To the rear of the property there is plenty of garden space with room for outside dining, a children's play area and an area could easily be set aside for growing your own fruit and vegetables.

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