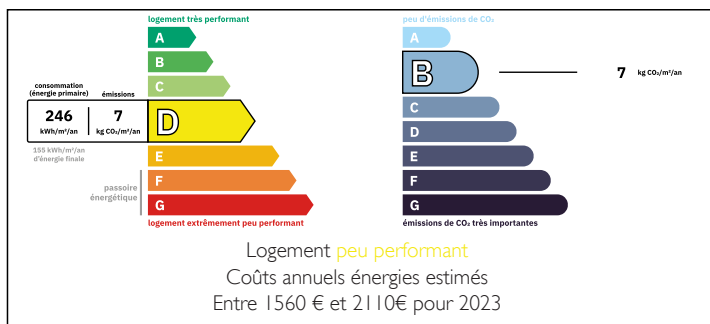


Well maintained 2 bed house with a 1 bed studio, swimming pool, garden, new compliant septic tank, & heat pump



ENERGY - DPE



INFORMATION

Town:	Montignac-le-Coq
Department:	Charente
Bed:	3
Bath:	2
Floor:	139.5 m2
Plot Size:	2267 m2

IN BRIEF

This is a charming, well-maintained property near St Séverin

This delightful home offers a perfect blend of comfort, character, and functionality.

The main house features: A spacious kitchen, a welcoming living room with a wood-burning stove, an additional smaller living room, a WC.

Upstairs: 2 bedrooms, plus a versatile room without a window ideal as a guest room, dressing room, or storage space, and a shower room.

In addition, there is an independent 1-bedroom studio complete with its own kitchen, living room, and shower room—perfect for guests or rental income.

Practical spaces include a utility room, a small workshop with storage, and outside you'll find a garden shed plus a lean-to suitable for storing wood, a ride-on mower, and more.

The garden boasts a terrace, an in-ground swimming pool, and a charming bar area beside the

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: **836 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

The property in detail :

Main house ground floor -

Entrance hall with large cupboard - 3.75 m²

WC - 2.25 m² (with thermodynamic water heater in the cupboard)

Kitchen - 11.75 m²

Living room with wood burner - 37.95 m²

Smaller living room - 17.55 m².

Upstairs -

Hallway - 2.80 m²

Bedroom - 10.65 m²

Bedroom - 8 m²

Room - 6.90 m²

Shower room - 3.20 m².

Independant studio -

Kitchen with wood burner - 7.70 m²

Living room - 13.40 m²

Bedroom - 9.25 m²

Shower room - 4.35 m².

Outside -

Utility room - 6.95 m²

Workshop with storage room - 5.95 m².

In-ground chlorine swimming pool 4m x 8m

Garden shed of 8.50 m² with lean-to of approximately 17.55 m².

To the side of the main house there is terrace area with a sun awning. There is also a bar area next to the pool and the garden is very well maintained. There is also a parking area to the back of the main house suitable for 2 to 3 cars..

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