

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



## INFORMATION

Town:	Montignac-le-Coq
Department:	Charente
Bed:	3
Bath:	2
Floor:	139.5 m <sup>2</sup>
Plot Size:	2267 m <sup>2</sup>



## IN BRIEF

The property in detail :

Main house ground floor -

Entrance hall with large cupboard - 3.75 m<sup>2</sup>

WC - 2.25 m<sup>2</sup> (with thermodynamic water heater in a cupboard)

Kitchen - 11.75 m<sup>2</sup>

Living room with wood burner - 37.95 m<sup>2</sup>

Smaller living room/veranda - 17.55 m<sup>2</sup>.

Upstairs -

Hallway - 2.80 m<sup>2</sup>

Bedroom - 10.65 m<sup>2</sup>

Bedroom - 8 m<sup>2</sup>

Room - 6.90 m<sup>2</sup>

Shower room - 3.20 m<sup>2</sup>.

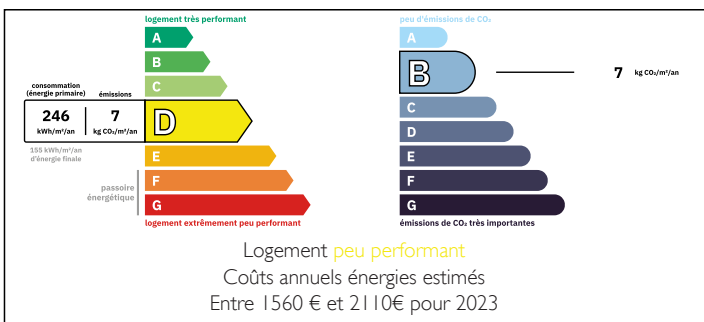
Independant studio -

Kitchen with wood burner - 7.70 m<sup>2</sup>

Living room - 13.40 m<sup>2</sup>

Bedroom - 9.25 m<sup>2</sup>

## 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.

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...



## DESCRIPTION

Nestled in a peaceful setting between Montignac-le-Coq and Saint-Séverin, this immaculately maintained property offers an exceptional living environment, combining charm, comfort, and income potential.

The main house charms with its warm and welcoming atmosphere. It features a spacious kitchen, ideal for family life, a cozy living room with a wood-burning stove, and a second living room offering great flexibility in layout. A half-bath on the ground floor completes this space.

Upstairs, you'll find two comfortable bedrooms, a modern bathroom, and an additional versatile room that can serve as a guest room, walk-in closet, or home office.

One of the major highlights of this property is its separate one-bedroom studio, fully equipped with a kitchen, living area, and bathroom. Perfect for hosting family and friends in complete privacy or for generating rental income.

The property also features numerous practical spaces: a laundry room, a workshop with storage, a garden shed, and a lean-to, ideal for storing equipment, firewood, or tools.

Outside, the setting is particularly appealing. The carefully landscaped garden features a sunny terrace, an in-ground pool, and a charming waterside bar area—the perfect spot for entertaining, relaxing, and making the most of sunny days.

A rare opportunity to purchase a charming, versatile property in a sought-after neighborhood—ideal as a primary residence, vacation home, or investment property.

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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:	836 EUR
Taxe habitation:	EUR

## NOTES