

Stone built property with attached land on the outskirts of Montbron, only 3kms from all commerces



INFORMATION

Town:	Montbron
Department:	Charente
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	4382 m2

IN BRIEF

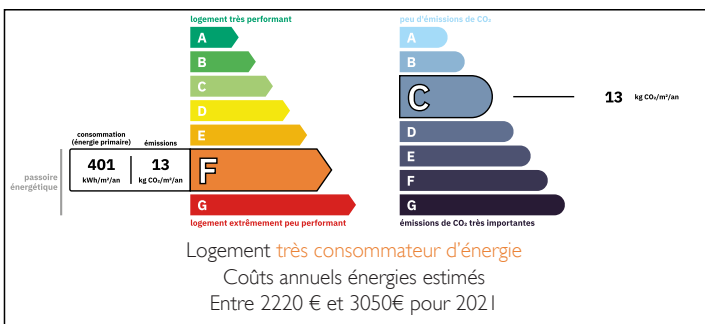
Nestled in a peaceful hamlet just three minutes from the bustling market town of Montbron—with its shops, restaurants, schools, and medical facilities—this delightful stone-built property offers: - On the ground floor an entrance hall, a spacious open-plan kitchen with a log burner, and a separate sitting room featuring patio doors that open onto the rear garden. Also on this level are a versatile office or ground-floor bedroom, a walk-in Italian shower room, and a separate WC.

Double doors provide access to the adjoining garage, barn, and workshop area, which is connected to the neighbouring property. The mezzanine above offers excellent potential for conversion into additional living space.

Upstairs, there are two large double bedrooms. Benefiting from a new roof, and double glazing throughout, this property also offers off-road parking, attached gardens, in a peaceful rural setting.

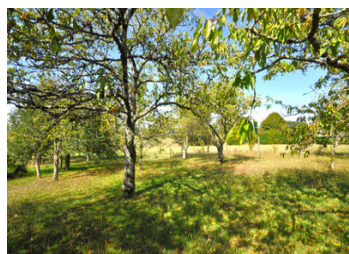


ENERGY - DPE



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

Nestled in a peaceful hamlet just three minutes from the bustling market town of Montbron—with its shops, restaurants, schools, tennis courts, sports hall 2 boulangeries, this delightful stone-built property offers an ideal blend of countryside tranquility and convenient access to local amenities.

The ground floor comprises an inviting entrance hall with a new electric radiator, a spacious open-plan kitchen with a log burner, and a separate sitting room featuring patio doors that open onto the rear garden and fruit trees, with views over the countryside. Also on this level are a versatile office or ground-floor bedroom, a generous walk-in Italian shower room, and a separate WC.

Double doors provide access to the adjoining garage, barn, and workshop area, which is connected to the neighbouring property. The mezzanine above offers excellent potential for conversion into additional living space.

Upstairs, there are two large and light-filled bedrooms. The home benefits from a new roof in 2024, double glazing throughout, newly installed electric radiators, 2 new upstairs double glazed windows 2025, off-road parking, and attached gardens—perfect for enjoying the peaceful rural setting.

This charming property offers great potential and is not to be missed.

Room sizes

Hallway 6m²

Kitchen 19m²

Salon 15m²

Bureau/chambre 12.m²

Shower-room 7m²

WC 1.5m²

Atelier/garage 18m²

Mezannine garage/grange 89m²

Attached gardens

Fosse septic - non conforme

Information about risks to which this property is exposed is available on the Géorisques website :