

Charming 3-bed town centre property with garden and pool; attached garage; amenities walking distance.

EXCLUSIVE



INFORMATION

Town:	Montembœuf
Department:	Charente
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	550 m2

IN BRIEF

A lovely town centre property comprising a tastefully renovated 3 bedroom house, an attached garden with heated pool, and small outbuildings.

Combining character and modern comforts, this property offers a generous living space with the potential to extend into the attached garage and/or large attic. With 3 bedrooms, 2 reception rooms, 2 bathrooms and a large, bright kitchen, the property is equally attractive as a family or a holiday home.

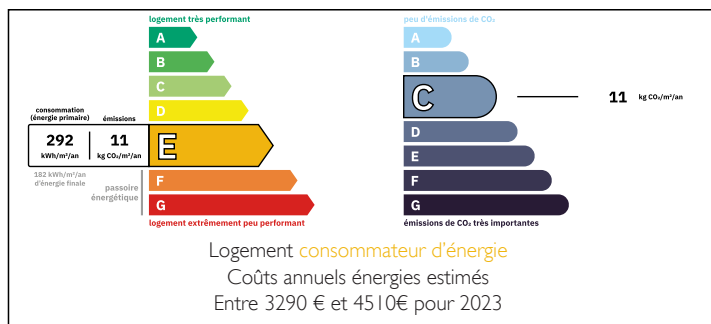
A south-facing rear garden with a tiled terrace and heated in-ground pool is perfect for the hot Charentaise summers.

Local attractions include the leisure lakes of the Haute Charente & an international golf course.

Amenities within walking distance include a bakery, butcher, post office, pharmacy, dentist, vet, bar

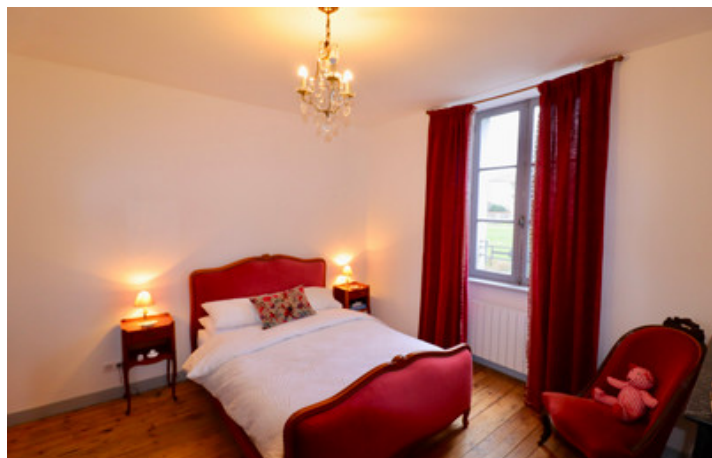


ENERGY - DPE



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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: 550 EUR

NOTES

DESCRIPTION

Property details:

GROUND FLOOR:

Entree/reception room/study: 14.5m²

Fitted Kitchen with access to the attached garage: 15m²

Utility room/Laundry: 3.5m²

Salon & Dining room with wood burner and access to the terrace and garden: 35m²

Lavatory: 1.5m²

Garage with front and rear large wooden doors and very high ceiling open to the roof: 32m²

Basement/ cave: 30.5m²

FIRST FLOOR:

Corridor leading to all rooms: 10m²

Master bedroom with ensuite shower room and lavatory: 30m²

Second bedroom: 14m²

Third bedroom: 11m²

Family bathroom with free standing bath tub, Italian style shower and WC: 14m²

SECOND FLOOR:

Attic space divided into two rooms; renovation potential: 101.5m²

EXTERIOR:

Split level rear garden of 425m² that includes:

Tiled terrace/ seating area;

Heated in-ground swimming pool 8x4;

Small outbuildings for tool/ garden equipment storage.

Private parking in front of the house and public parking across the street.

Small play park across the street and opposite the house.

TECHNICAL:

Electric radiators in most rooms.

Large/powerful wood burner in salon.

Some double-glazed windows.

Electric water heater.