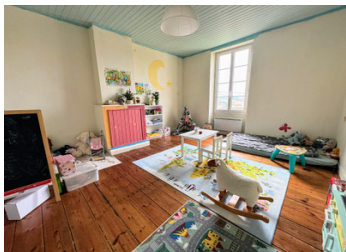


Town house, walking distance from shops, train station courtyard garden with barn, independent garden



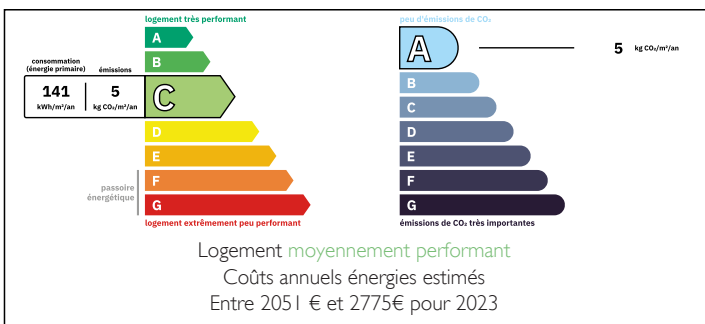
INFORMATION

Town:	Montmoreau
Department:	Charente
Bed:	3
Bath:	1
Floor:	140 m ²
Plot Size:	525 m ²

IN BRIEF

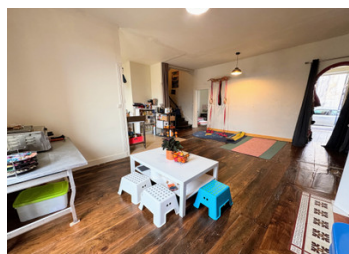
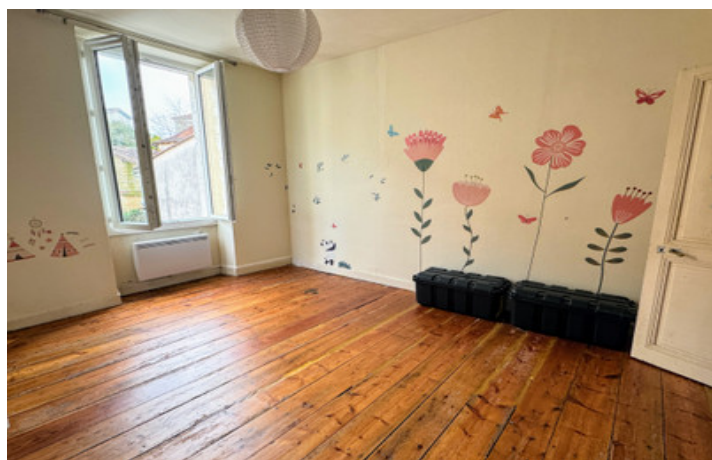
Light, and well proportioned house with receptions rooms: sitting room and open plan kitchen/dining room with a downstairs loo. Upstairs, three bedrooms and large family bathroom, walk in wardrobe at end of corridor. Attic and large useful basement opening on to a quiet courtyard garden. Nearby is the narrow garden perfect for a kitchen garden and enjoying the space. Schools, doctors, supermarket, market, dentists, summer outdoor swimming, sport facilities etc. within walking distance. Train station in the town, making visits to Bordeaux, Angoulême, and international travel effortless. Just over an hour from the Atlantic coast. River beach and beautiful town of Aubeterre sur Drone within 20mins along with Chalais.

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.



DESCRIPTION

You enter the house with a corridor leading to :

Living room - 28m²,

Kitchen/dining room - 40m²

downstairs loo!

Lovely original stairs leading up to first floor

Large family bathroom 15m²

3 bedrooms : 16m² 19m² and 19.5m².

Stairs leading down to basement and courtyard garden. Head height used currently as workshop and laundry area.

Separate garden.

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES