

Architect-designed house, large fenced plot, covered swimming pool, quiet, shops nearby



INFORMATION

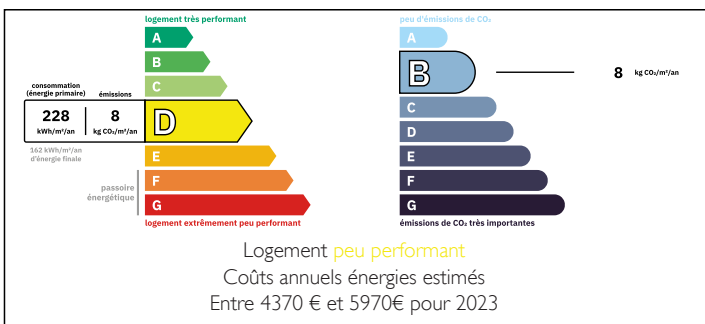
Town:	Montignac-Charente
Department:	Charente
Bed:	4
Bath:	3
Floor:	275 m ²
Plot Size:	2852 m ²



IN BRIEF

Montignac Charente, large family house of 275m², close to amenities and with 4 bedrooms, beautiful very bright living space overlooking a south facing pool, large veranda / pool house area, all on a large wooded plot of 2850m² with outbuilding, 20 minutes from Angoulême and its LGV train station

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

Built to a high standard by an architect, this beautiful, spacious property comprises:

A large entrance hall (17.5m²) serving as an office, leading to:

- A large, bright living room (42m²) (south-facing), opening onto a mezzanine area, overlooking the covered saltwater swimming pool (10x5m) and the grounds, as well as a large covered veranda (72m²) with a fireplace, very bright, WC, shower, gym (14m²) with pool equipment room.

- A bright kitchen (15m²) with double exposure and plenty of storage space

- A sleeping area on the ground floor comprising: Bedroom 1 (14m² + cupboards), French windows opening onto the pool area

- Bedroom 2 (14.5m² + cupboards), French windows opening onto the front terrace

- Bathroom (10m²) with 2 sinks, bathtub and walk-in shower

- Laundry room (7m²) with window

- Toilet (1.7m²) with washbasin

- The first floor comprising:

- Bright mezzanine/office area (15m²), opening onto the living room

- Bedroom 3 (11m²) plus private shower room (4.6m²) with WC, and dressing room (3.2m²)

- Basement comprising:

- Large garage (68m²), electric sectional door, service door to the grounds

- Storage room (10.5m²)

- Cellar (11m²)

- Study (could be converted into a 4th bedroom) 17m²

Outbuilding in front of the house comprising a shed/workshop (18m²) with skylight, 2 service doors, a second space (15m²) with bay windows and skylight, which could be used as a greenhouse or for any other purpose, and...

LOCAL TAXES

Taxe habitation: EUR

NOTES