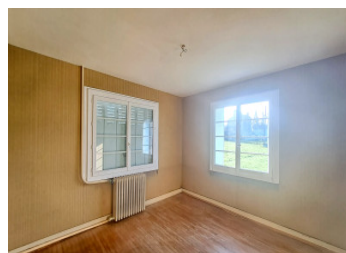


Single storey property , fantastic renovation opportunity! Great views



INFORMATION

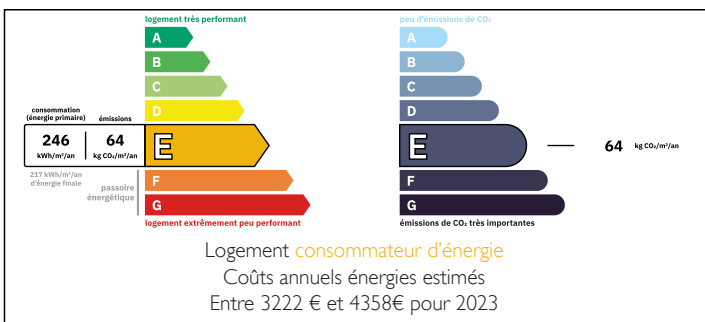
Town:	Montembœuf
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1575 m2



IN BRIEF

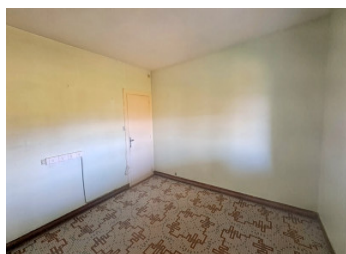
Charming single-storey, three-bedroom property offering excellent potential for renovation. The home benefits from oil-fired central heating and double glazing throughout. Set in an attractive position with open views over the surrounding countryside, the property also includes a spacious garage. An ideal opportunity for buyers looking to modernise and create a bespoke home in a peaceful 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.



DESCRIPTION

This single-storey, three-bedroom property offers a fantastic renovation opportunity in a private countryside setting, not overlooked and enjoying open rural views.

The accommodation comprises a spacious 33m² lounge, a 16m² kitchen, and three bedrooms including two generous rooms of 16m² each and a third bedroom of 10m². A 7m² bathroom and separate WC complete the main living space. In addition, the property benefits from a substantial 21m² storeroom, offering further potential for conversion or additional storage.

The house is equipped with oil-fired heating, double glazing, and is connected to mains drainage.

Externally, the property sits on a generous 1,575m² garden, ideal for enjoying the peaceful surroundings. A standout feature is the large 47m² garage, providing ample space for vehicles, storage, or workshop use.

With its desirable countryside position, privacy, and excellent proportions, this property presents an exciting opportunity to create a beautiful home tailored to your tastes.

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

LOCAL TAXES

Taxe foncière: 1029 EUR

Taxe habitation: EUR

NOTES