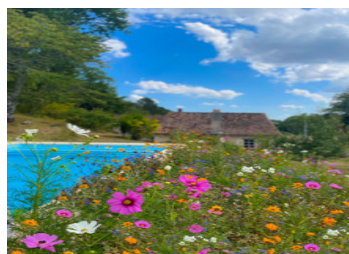


3 beautifully renovated stone cottages, super heated pool, open views, in peaceful location

EXCLUSIVE



## INFORMATION

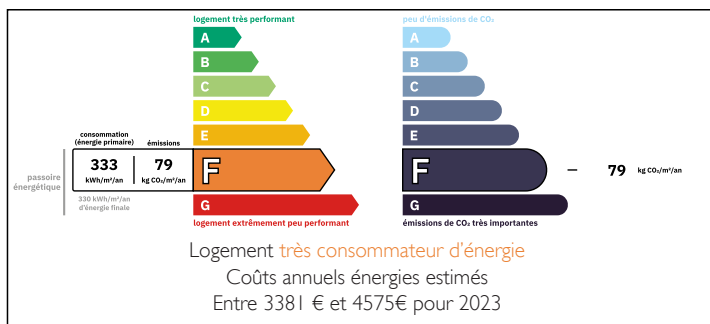
|             |           |
|-------------|-----------|
| Town:       | Montboyer |
| Department: | Charente  |
| Bed:        | 5         |
| Bath:       | 4         |
| Floor:      | 250 m2    |
| Plot Size:  | 10914 m2  |

## IN BRIEF

Three charming properties with a swimming pool, ideal as a permanent or second home or as a rental business

Just 2 minutes from the bakery and under 10 minutes to all amenities.

## 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 foncière: 1550 EUR**

## NOTES

## DESCRIPTION

Set along a quiet country lane with beautiful views across open countryside.

### MAIN HOUSE

#### GROUND FLOOR

##### KITCHEN (7.5m<sup>2</sup>)

Fully fitted with base and wall units.

##### DINING ROOM (21m<sup>2</sup>)

With wood-burning stove and door opening onto the dining terrace.

##### LOBBY

With pantry cupboard and plumbing for washing machine.

##### SHOWER ROOM

With W.C.

##### SITTING ROOM (32m<sup>2</sup>)

A cosy and characterful room featuring an attractive fireplace with large wood-burning stove. Door to garden and stairs to first floor.

#### FIRST FLOOR

LANDING With access to storage area.

##### BEDROOM 1 (13m<sup>2</sup>)

##### BEDROOM 2 (10m<sup>2</sup>)

##### SINGLE BEDROOM / OFFICE

BATHROOM With freestanding bath, basin and W.C.

### GUEST COTTAGE 1

#### GROUND FLOOR

KITCHEN (8m<sup>2</sup>) Fully fitted with hob, oven and fridge.

SITTING ROOM (17m<sup>2</sup>) With French doors leading to terrace and garden.

BATHROOM (6.5m<sup>2</sup>) With freestanding bath, shower, basin and W.C.

##### BEDROOM 1 (10m<sup>2</sup>)

#### FIRST FLOOR

##### BEDROOM 2 (8m<sup>2</sup>)

##### STORAGE AREA

### GUEST COTTAGE 2