

Character property with two houses, five bedrooms, large barns and wonderful countryside views near Montrollet



INFORMATION

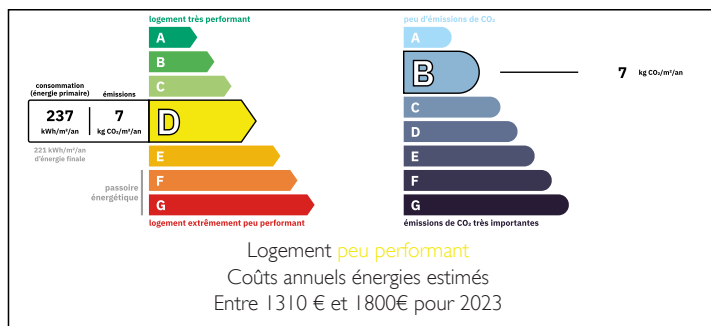
Town:	Montrollet
Department:	Charente
Bed:	5
Bath:	3
Floor:	221 m2
Plot Size:	4291 m2



IN BRIEF

An attractive property comprising a three-bedroom main house, an independent two-bedroom second house, two substantial adjoining barns, a garage and attached land. Both houses offer character features, while the outbuildings provide approximately 318 m² of additional space.

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: 1470 EUR

NOTES

DESCRIPTION

Situated in a rural setting near Montrollet, this character property comprises two separate houses, extensive outbuildings and attached land. With a total of five bedrooms, two large adjoining barns and attractive countryside views, it offers excellent potential as a spacious family home with independent renovated guest accommodation ideal for family or lettings.

MAIN HOUSE

On the ground floor, the modern fitted kitchen/dining room (33.19 m²) features a gas range cooker, integrated fridge/freezer and French doors opening onto the rear terrace.

The living room (20.85 m²) has a wooden floor and a wood-burning stove.

The ground-floor shower room (5 m²) comprises a shower, washbasin and WC.

A further room (14.14 m²), currently used as a hairdressing studio/utility room, has a lino floor together with water and electricity connections, offering scope for alternative uses. There is also an additional storage area.

The first floor comprises:

Bedroom 1 (17.19 m²)

Bedroom 2 (12.97 m²)

Bedroom 3 (18.38 m²)

Bathroom (8.5 m²) with a walk-in shower, washbasin and WC

The bedrooms have wooden floors and some enjoy attractive views over the surrounding countryside.

Outside, there is a large terrace with countryside views plus a covered BBQ/dining area.

SECOND HOUSE (recently renovated)

The second house provides independent accommodation and has its own rear garden.

On the ground floor, the living room (20.13 m²) has a tiled floor exposed timbers and a pellet-burning stove.

The fitted kitchen/dining area is arranged in two sections measuring 18.10 m² and 8.18 m². It includes