

3 bedroom house with 2 bedroom annexe in large garden, beautiful views



INFORMATION

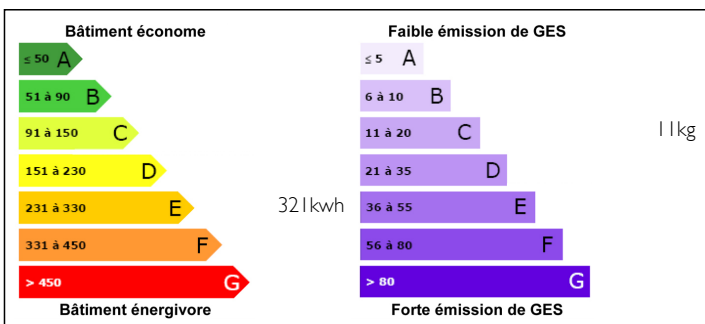
Town:	MONTEMBOEUF
Department:	Charente
Bed:	5
Bath:	3
Floor:	155 m2
Plot Size:	8870 m2



IN BRIEF

In a quiet setting at the end of a lane, this traditional property with large mature garden has lovely views over the valley. The main house sits back to back with a 2 bedroom house with garage providing a perfect solution for a second home or rental potential. 5 mins drive from the local village with all amenities to hand including local school, municipal swimming pool and tennis court. 20 mins from the bustling town of La Rochefoucauld with its famous château on the banks of the River Tardoire, along with shops, bars, restaurants and a huge supermarket complex on the edge of town. The city of Angoulême with TGV station is 35 mins. Limoges airport with budget flights to the UK 55mins. The leisure lakes of the Haute Charente 15mins offering watersports, inland beaches, horseriding and fishing. Excellent golf course and fishing lake nearby.

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

The construction of this house is first rate, although the interior would benefit from updating. Secondary double glazing and electric radiant heaters throughout.

A covered porch leads to the main front door with a small hall of 3.5m². There is a shower room (5.8m²) with sink and separate WC. To the left of the hallway is a fitted kitchen (11m²), double s/s sink, extractor, elec/gas hobs with window overlooking the garden. Stairs up to 1st floor with main bedroom (11.4m²), window to the side, and ensuite shower room (4m²) with extractor fan, shower, sink and bidet. From the hallway a door to the right leads to the living room (22m²) with tiled floor, feature fireplace with insert woodburner and hot air vents and window overlooking garden.

A door leads to a utility area (7.6m²) with electric hot water tank, access to a large cellar (16m²), and door to garage/workshop (44m²) with separate fuse box, concertina doors and side door to garden.

From the utility area is a handmade elm staircase which leads up to a landing and 2 further bedrooms (13 & 14m²) with windows overlooking the garden, as well as WC and washbasin. Access to loft area.

The second house which is all on the ground floor has a spacious entrance hall (6.5m²), kitchen with fitted cupboards and woodburning stove (13m²), living room (13m²), and 2 bedrooms (11 & 10m²), one with its own balcony, plus shower room (4.5m²) and separate WC.

To the side is an...

LOCAL TAXES

Taxe foncière:

740 EUR

NOTES