

Spacious 2 bedroom house in excellent condition. Enclosed garden with views. Edge of village.



INFORMATION

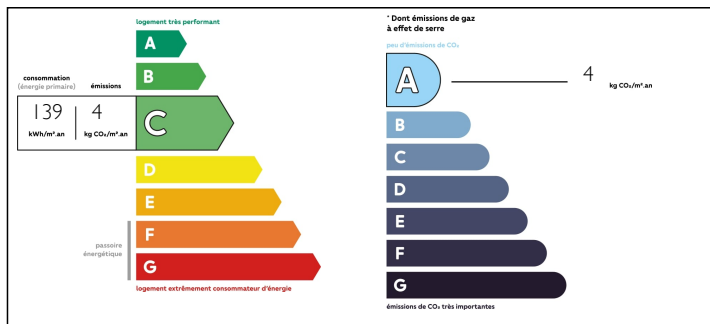
Town:	Montignac-le-Coq
Department:	Charente
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	2028 m2

IN BRIEF

Situated on the edge of a village, 5km from Saint Severin, 17km from Montmoreau for all commerce and train station, 1h30 from 3 airports, Bordeaux, Bergerac, and Limoges.

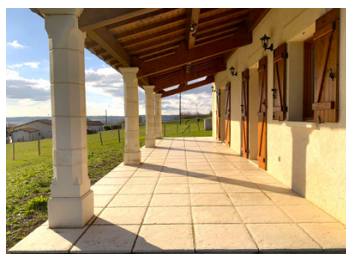


ENERGY - DPE



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 modern house is in excellent condition and ready to move into. It is well insulated, and it benefits from reversible air-conditioning.

ENTRANCE HALL (3m²)

UTILITY ROOM (7.26m²) an extremely useful space which has sink and plumbing for a washing machine. Plenty of space for coats and shoes. Ideal storage space. This room also houses the 300L hot water tank, the electric fuse box, water softener and the gas for the cooker.

OPEN-PLAN LIVING ROOM (37m²) with corner KITCHEN which includes a large range cooker with gas hob and fitted wall and floor cupboards. This room is light and spacious and opens onto the covered TERRACE. A door leads to a hall and to the sleeping area.

BEDROOM 1 (14.4m²) with a door opening to the COVERED TERRACE.

BEDROOM 2 (13.7m²)

SHOWER ROOM with a large walk-in shower/wet room, W.C. basin and heated towel rail.

Outside is a LARGE COVERED TERRACE ideal for entertaining and a good size fenced garden with plenty of parking area.

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

LOCAL TAXES

Taxe foncière: 553 EUR

NOTES