

This house / villa of 380 m (about 1075 ft), with a land size of 1052 m (about 0,26 acres) contains 5 rooms including 5 bedrooms. It...



INFORMATION

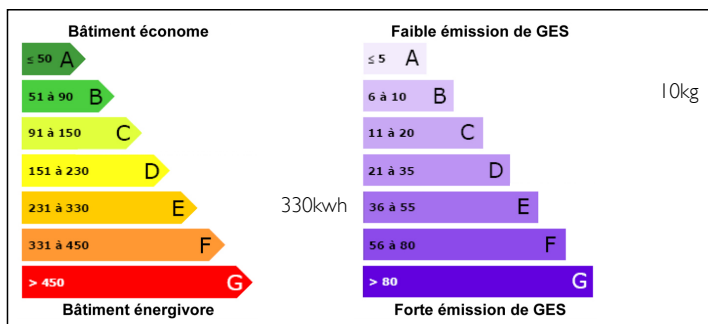
Town:	MONTMOREAU ST
Department:	CYBARD Charente
Bed:	5
Bath:	5
Floor:	380 m2
Plot Size:	1052 m2



IN BRIEF

Magnificent bourgeois house in the center of Montmoreau, composed of 5 bedrooms, 5 bathrooms, living room, dining room, office, TV room and attic converted into a gym with sauna. Enclosed land 1052 m² with swimming pool, balcony terrace to the south, large garage and individual housing to renovate.

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

Magnificent renovated bourgeois house (roof, electricity, double glazed wooden windows, heat pump, swimming pool) on enclosed land in the town centre with North-South exposure. Numerous outbuildings including a large garage at the back of the house, including workshops, wine cellar, laundry room and an independent dwelling to renovate type F3.

You enter through an entrance hall with peacock glazing, on your right an office and TV lounge with toilet, on the back garden side a large kitchen with pantry, a dining room of 40 m² and a large lounge of 30 m². Toilets.

On the 1st floor: 5 large bedrooms with private shower room, 2 overlooking the street, 3 on the garden side, toilet.

On the 2nd floor: a large attic including 3 isolated rooms and a relaxation area gym of 75 m² with shower room and toilet and sauna.

In the basement: cellar, laundry room, boiler room, storage room.

Outside: balcony terrace with access to garden and swimming pool facing south, garden lawn and building with in the upper part a 60 m² apartment to renovate and on the ground floor a large garage with electric door, pool filtration, workshops, outside gate

LOCAL TAXES

Taxe foncière: 2960 EUR

NOTES