

10km from MONTBRON. Farm property with 1,5 ha land in a quiet hamlet.



## INFORMATION

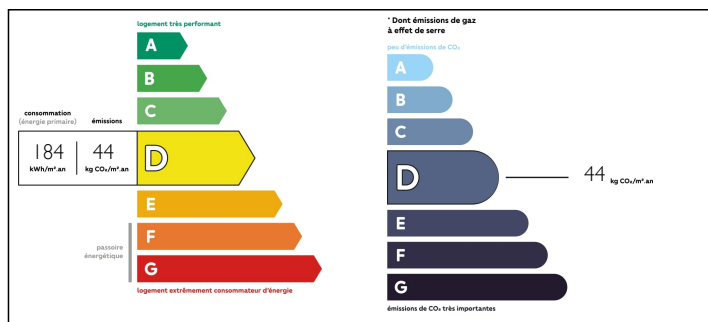
Town:	Montbron
Department:	Charente
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	15000 m2

## IN BRIEF

Well situated at the end of a quiet hamlet : 4 bedroom house with great development potential in the outbuildings, and large plot of land. Nice views, close to Varaignes for 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.



## DESCRIPTION

The house offers :

- KITCHEN : 19m<sup>2</sup>
- LIVING-ROOM : 15m<sup>2</sup>
- BEDROOM 1 : 14m<sup>2</sup>
- BEDROOM 2 : 21m<sup>2</sup>
- BEDROOM 3 : 16m<sup>2</sup>
- BEDROOM 4 : 15m<sup>2</sup>
- BATHROOM : 11m<sup>2</sup>
- ATTICS
- LAUNDRY : 9m<sup>2</sup>
- UTILITY ROOM/CELLAR : 15m<sup>2</sup>
- VERANDA : 10m<sup>2</sup>

Outbuildings :

- attached BARN with mezzanine (already insulated, french doors, floor done): perfect for a large living-room : 65m<sup>2</sup>
- GARAGE : 45m<sup>2</sup>
- WORKSHOP : 80m<sup>2</sup>

Attached there is a nice covered terrace and a large plot of land with fruit-trees, potager, and well, of about 1,5 hectare. Not overlooked, with nice views over the countryside.

First amenities 2km (VARAIGNES), more shops in MONTBRON (10km).

## NOTES

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