

Tastefully renovated 3 bedroom, 2 bathroom terraced house with views. Garden. Walking distance to shops.



## INFORMATION

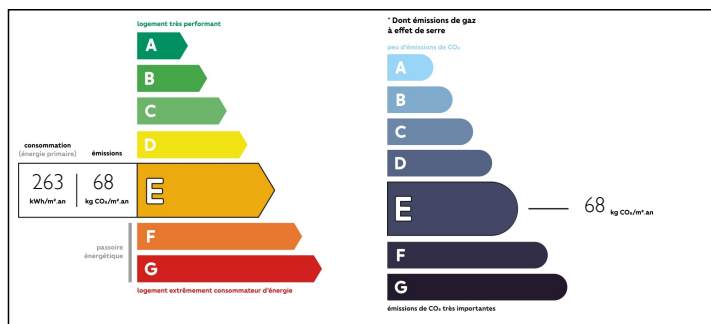
Town:	Montmoreau
Department:	Charente
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	261 m2

## IN BRIEF

Charming 3 bedroom terraced town house with a small garden. It has been totally renovated and is ideal for a main residence or a holiday home. Near the Chateau of Montmoreau and in walking distance to shops, bakers, restaurants and train station.

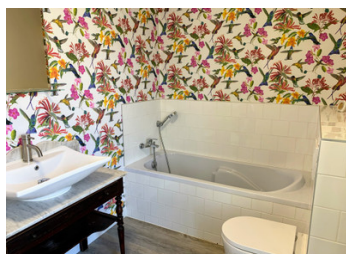


## ENERGY - DPE



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

ENTRANCE HALL (10m<sup>2</sup>) with stairs to 1st floor and spiral stairs down to garden level and the Master bedroom

KITCHEN/DINING ROOM (22m<sup>2</sup>) with a selection of white modern fitted units incorporating oven/microwave, Fridge/freezer, dishwasher and hob.

SITTING ROOM (19.6m<sup>2</sup>) large glazed sliding doors open onto a balcony overlooking the garden and to the countryside. Steps lead down to the garden level.

W.C. (3m<sup>2</sup>) with hand basin

LAUNDRY ROOM/STORAGE with plumbing for washing machine and plenty of room for coats and shoes. A door leads to a space which houses the hot water cylinder (150l)

## LOCAL TAXES

Taxe foncière: **757 EUR**

An attractive original wooden staircase takes you to the first floor

LANDING/OFFICE AREA (5.36m<sup>2</sup>)

BEDROOM 2 (12m<sup>2</sup>) overlooking the garden

BEDROOM 3 (7m<sup>2</sup>) overlooking the garden

FAMILY BATHROOM (7.3m<sup>2</sup>) with bath, shower W.C. and hand basin

From the entrance hall a spiral staircase leads to a SPACIOUS HALL (9m<sup>2</sup>) and to the BOILER ROOM which is oil fired.

MASTER BEDROOM (13.6m<sup>2</sup>) with door opening to the COVERED TERRACE and to the GARDEN ENSUITE SHOWER ROOM (3.4m<sup>2</sup>) with Italian shower, W.C. and hand basin.

The garden is totally enclosed and has a small stone building which is ideal for storing garden tools etc, a sun terrace and an above ground pool if required.

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

## NOTES