

**UNDER OFFER** Lovely bright house with a double garage, terraces set in its big mature garden

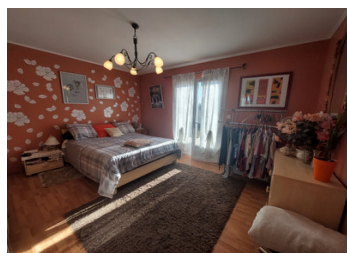


## INFORMATION

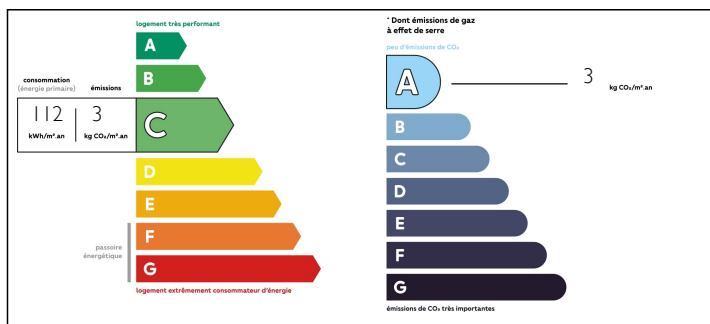
Town:	Montbron
Department:	Charente
Bed:	3
Bath:	2
Floor:	187 m2
Plot Size:	6900 m2

## IN BRIEF

Lovely single storey house with 3 bedrooms, 2 bathrooms, a big open living area and veranda with views on the garden, perfect to enjoy the outside space. It is set in a quiet hamlet just 5km from the popular town of Montbron.



## 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 (5m2)
- Big open living area / dinning area (61m2) and Kitchen (34m2)
- Veranda (26m2)
- 2 bedrooms (14m2 - 18m2)
- Master bedroom (18m2) with its en-suite with a balneo bath (3m2)
- Bathroom (11m2) with lots of storage
- Two WC
- Back kitchen (7m2)
- Cellar with access on the garden (7m2)

Double glazed windows and double doors  
Electric radiators and wood burner in the living room.  
Septic tank

Electric gate.

Double garage (50m2) with a toilet, hand basin and a room upstairs (33m2).

Two garden sheds and rain water collectors (3000L tank in the garden)

Above ground pool on a concrete base.

Garden : 6 900m2 with a parcel of woodland.

Ideally situated just 5km from the centre of Montbron, a charming town with shops, restaurants (including a Michelin star) doctors, schools, weekly markets ... The Tardoire river goes through Montbron so you can go kayaking in the summer, and enjoy great walks.

With an international golf course 11km away, the lakes with their beaches only 20km, towns such as La Rochefoucauld with its castle only 12km, there is so much to enjoy. Angoulême is the closest big city (with TGV to Paris) 35km away, and Limoges (airport) is 70km

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

## LOCAL TAXES

**Taxe foncière: 1450 EUR**

## NOTES