

UNDER OFFER Elegant Stone house on the outskirts of a bustling town with plenty of space



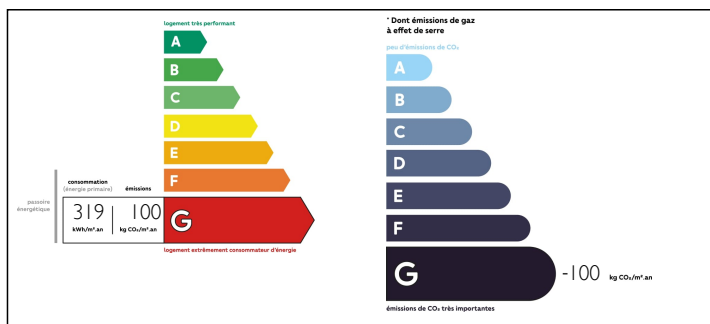
INFORMATION

Town:	Montbron
Department:	Charente
Bed:	4
Bath:	2
Floor:	124 m2
Plot Size:	250 m2

IN BRIEF

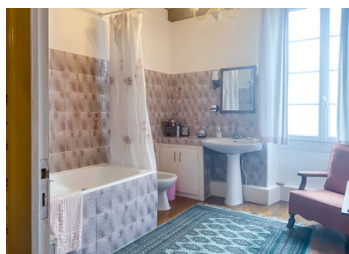
This lovely property offers you the best of both worlds, it is situated in the bustling town of Montbron yet in just a few minutes, you can be out in the sprawling countryside. With Angouleme a sheer 40 minutes away, this house is ideally situated. It has 4 bedrooms, one of which is situated on the ground floor with a shower room next to it. The large barn is right off the courtyard garden. At the moment, the barn is a split into two parts and has an upstairs that could easily be transformed into more living space if desired. The house has a lovely warm ambience and there is plenty of space for a large family or a couple that like to entertain.

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

You enter the property through the gates to the side of the house into a large courtyard garden. This area is bright and sunny. This houses the main entrance into the downstairs hallway off of which is the cosy eat in kitchen, a large salon/dining room with open fire and towards the back, a bedroom, shower room and w.c. There is also access through to one side of the barn, which is handy for storing wood, garden utensils and where you will find the fuel burner. Upstairs are a further 3 nice sized bedroom, a family bathroom and separate w.c.

Ground Floor

Kitchen 13,45m²

Salon/Dining room 32m²

Hallway 12,90m²

Bedroom One 12,35m²

Shower Room 3,90m²

W.C. 1,90m²

Upstairs

Bedroom 2 10,70m²

Bedroom 3 13,75m²

Bedroom 4 15,75m²

Bathroom 8,34m²

W.C. 1,91m²

Hallway 12,90m²

NOTES

A truly loved and beautiful property. The ambience is warm and welcoming and with the town and the countryside on your doorstep you have the best of both worlds. A must see!

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