

VERY RARE private, fantastic 6 bed / 2 bath country property, elevated position with terraces, barn & parkland



INFORMATION

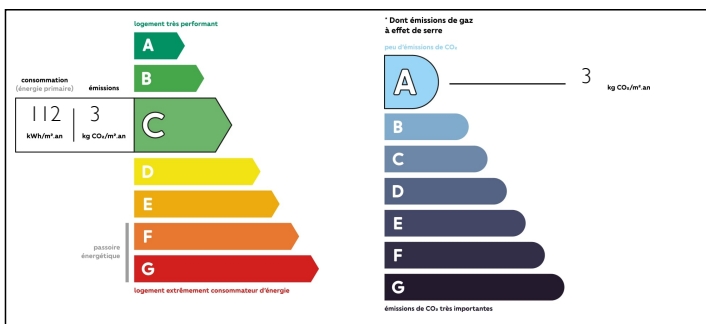
Town:	Montembœuf
Department:	Charente
Bed:	6
Bath:	2
Floor:	249 m2
Plot Size:	11261 m2



IN BRIEF

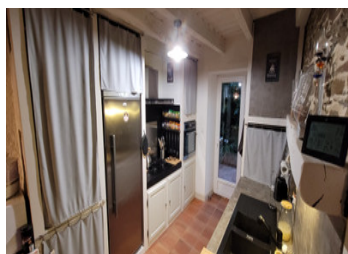
This is a very rare property which is completely private and isolated, yet so close to amenities, there are great views from the lovely south & west facing terraces, there is lot's of space in this house with a mixture of traditional and modern and potential to utilise the space for letting /income. Just 5 minutes / 2.4 kms to the thriving village of Montemboeuf which has a primary school, college, small supermarket, boulangerie, 2 bar / restaurants, butchers, pharmacy, dentist, nurses office, post office & bank. Golf international La Preze with 18 hole course 14 minutes drive, Michelin star restaurant Moulin de Tardoir 13 minutes drive.

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.



LOCAL TAXES

Taxe foncière: 1554 EUR

NOTES

DESCRIPTION

The house comprises on the ground floor: Entry hall, living room with feature fire place and wood burning stove, dining area, corner fully equipped kitchen 70m², there are double glazed doors to the terraces which have lovely views, utility room with butler type sink, lots of storage & glass door to terrace, inner hallway with built in cupboards, bedroom with ensuite shower 13m² WC, bedroom currently used as an office and with glass door to terrace 11m², undeveloped room 26m² with glass doors to terrace (this, with very little work would make a lovely master bedroom), stairs to first floor: 3 bedrooms: 11m², 15m² & 12m², family bathroom with bath, separate shower, double basins, at the other side of the house accessed by a staircase from the living room is a room 70m² currently used as a cinema/TV room which has further potential as bedrooms.

From the inner hallway of the house is a door to the workshop 25 m² which has full electrics, Belfast sink & houses in one section the pellet burning central heating system, this area has a door to the outside and an undeveloped attic above which could lend itself to a gite, interior door to the barn 128m² which has a concrete floor, electrics & a charging point for an electric vehicle.

There is ample parking outside as well as in the barn, the garden 8398m² / 2 acres wraps around the property with an orchard, lawns and...