

House with large garage, garden, outbuildings in a town with many amenities and train station.



## INFORMATION

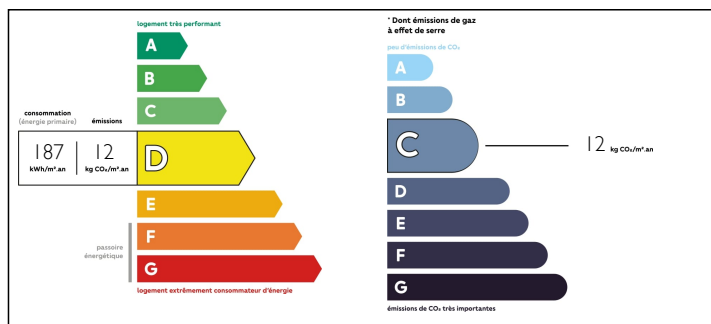
Town:	Montmoreau
Department:	Charente
Bed:	3
Bath:	2
Floor:	157 m2
Plot Size:	1405 m2



## IN BRIEF

Great 3 or more bedroomed family or retirement home in Montmoreau, with a large garden and a number of outbuildings, more than double garage! It is a property that needs finishing to your taste but the lion's share of work has been done. Montmoreau : a town with many amenities: DIY store, good supermarket, restaurants, cinema, train station linking Bordeaux with Angoulême making national and international travelling very easy. Primary and secondary school, public lido, sports centre, indoor tennis court, good doctors surgery, dentist etc. It enjoys Chalais in one direction, Angoulême in the other. Not far from Aubeterre sur Dronne with kayaking, river beach etc.

## 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 a hallway with office 7.5m<sup>2</sup> to the left and large double garage (remote control sliding door) 55.5m<sup>2</sup> - newly installed kitchen 12.7m<sup>2</sup> opposite leading to laundry/dog room 6.5m<sup>2</sup> and new shower room with WC 3.7m<sup>2</sup>. Stairs leading up to a pretty landing to the right is the bright sitting room with fireplace and moving through to the master bedroom 21m<sup>2</sup> suite - large dressing room 12.5m<sup>2</sup> (incl integrated cupboards and large shower room 9m<sup>2</sup>. Dining room 16m<sup>2</sup> opening to the raised conservatory 21m<sup>2</sup> which in return looks onto the garden - there is a small kitchen 4m<sup>2</sup> adjacent to the dining room (extremely useful) Bedroom 2 12m<sup>2</sup> Bedroom 3 11.8m<sup>2</sup> both with integrated cupboards. From the kitchen you access the cellar along with access to the garden where you'll find numerous outbuildings making this a most attractive investment property. Heat pump and a double fuel/wood boiler!

-----

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

## NOTES