

2 independent dwellings in one property with land, barn and views. 5 kms from Montmoreau train station.



INFORMATION

Town:	Montmoreau
Department:	Charente
Bed:	5
Bath:	3
Floor:	185 m2
Plot Size:	11850 m2

IN BRIEF

This former hilltop farmhouse has been converted into two independent gites with separate entrances. There is a large attached barn, gardens & parking. The land is terraced and both properties have access to the lower terraces one of which is the perfect location for a pool with views and adjacent to the pool house/atelier a pathway descends through your private pine woods and on down to the lower field. The property is well positioned being only a five minute drive from all facilities & rail station in Montmoreau & 30mins drive from the city of Angouleme where you can catch the TGV. A LINK TO A DRONE TOUR IS AVAILABLE ON REQUEST

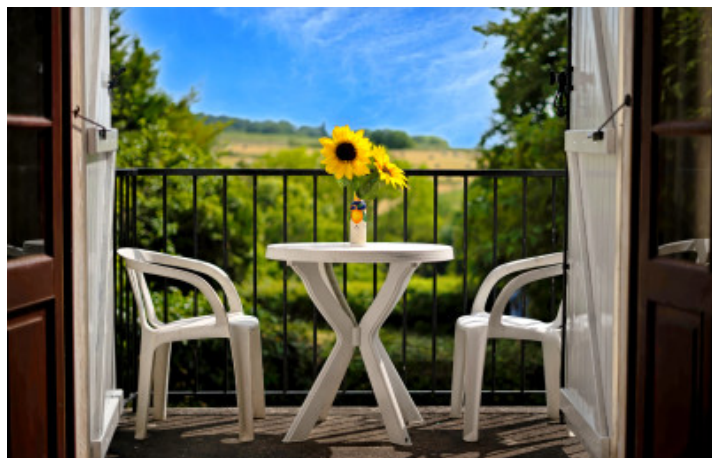


ENERGY - DPE

DPE not required.

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 upper property into a lofty, beamed living room - 29.6m² with a balcony looking out over the garden towards the view. the sitting room opens into the kitchen 8.9m² with steps down to independant WC and access to shower room. Both bedrooms lead off from the living room Bedroom 1 - 12m² and Master bedroom - 17.6m² opening to a dressing room/office - 7.8m², with access to the shower room.

The Garden property - you enter via a glass porch into an open plan living room 16.7m²/kitchen - 7 m² with private garden access and fireplace. Bedroom 1 - 9.3m² with dressing room 8m² with access to shower room with separate WC and utility corridor going up a few steps you have access to master bedroom 18.7m² and Play-room/dormitory 31m² (french windows onto front garden) both having access to a further bathroom with WC - 4.4m² . Early viewing advisable.

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

LOCAL TAXES

Taxe foncière: 325 EUR

NOTES