LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30654RGA16 Price: 150 000 EUR

agency fees to be paid by the seller

Spacious 3-bed 250m house; central location; amenities walking distance; attached garden; integrated garage.







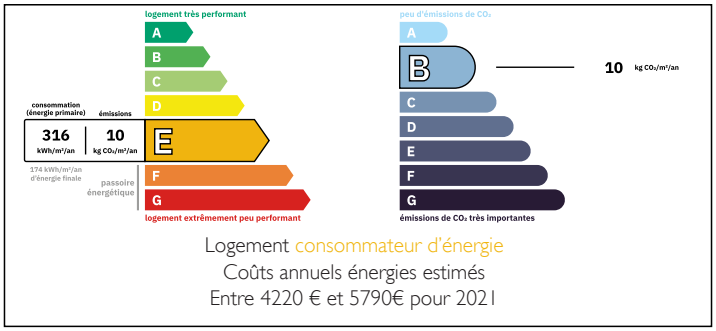








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4220 € et 5790€ pour 2021

INFORMATION

Town:	Montembœuf
Department:	Charente
Bed:	3
Bath:	2
Floor:	253 m2
Plot Size:	1011 m2

IN BRIEF

This lovely 3 bedroom property of over 250m² habitable space is ideally situated with shops, restaurants and schools within walking distance. It offers a spacious and modern open kitchen, a dining room, large living room with insert wood burner, three bedrooms and two bathrooms.

There is a also a large first floor entertainment room of 100m² that offer many opportunities - a self contained letting apartment, artist or yoga studio, or simply left as is.

Full amenties can be found in the nearby market towns of Chasseneuil, Montbron and La Rochefoucauld. The city of Angouleme is about 40km and offers TGV links to Paris and Bordeaux.

Local attractions include the lovely leisure lakes of the Haute Charente, an international golf course and the picturesque Perigord-Limousin natural park.

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.

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LOCAL TAXES

Taxe foncière: **1537 EUR**

NOTES

DESCRIPTION

The property comprises:

Ground floor :
- Kitchen (22m²) fully equipped and with direct garden access.
- Living room (30m²) with a fire place and insert wood burner and double doors leading to the garden.
- Dining room (31m²) with large glazed doors and views over the front garden.
- Shower room with lavatory.
- Integrated garage (48m²) with workshop space.

A wooden staircase leads to the first floor that comprises:
- Central corridor leading to all rooms.
- Bathroom with bath and washbasin.
- 3 bedrooms (12m², 13m² & 13m²).
- Large entertainment room (100m²) with an ornamental fire place.
- Separate lavatory.

The property has electric heaters, a mix of double and single glazed windows and is connected to mains drains. The attached garden is fully enclosed and has private parking for 2-3 cars.

Shops, bar restaurants and schools are within walking distance.

A lovely, spacious property with great potential and centrally located.

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