LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36974AMS16 Price: 167 400 EUR

agency fees included: 0 % TTC to be paid by the buyer (157 000 EUR without fees)

UNDER OFFER. Lovely renovated stone 2 bed property with pool; large garden; riverside location.







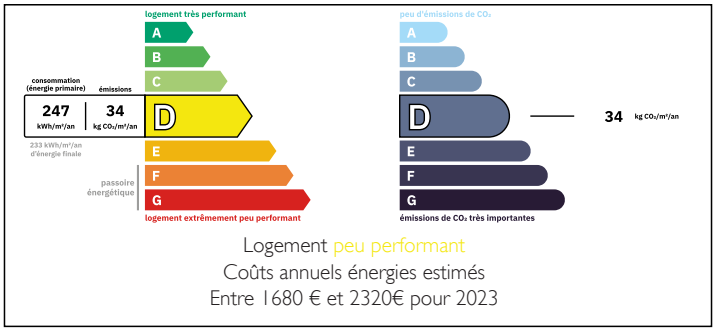








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1680 € et 2320€ pour 2023

INFORMATION

Town:	Montbron
Department:	Charente
Bed:	2
Bath:	2
Floor:	140 m2
Plot Size:	2358 m2

IN BRIEF

Set on the outskirts of the lively market town of Montbron, this beautiful property offers a peaceful riverside location within walking distance of amenities.

Comprises a tastefully renovated stone house, attached large riverside garden with wooden and tiled terraces, an above-ground pool and a separate double garage/ workshop.

The house offers a modern and very comfortable living space, while retaining many character features, that includes 2 double bedrooms and 2 bathrooms, both on the ground floor as well as an open plan living space that comprises kitchen, dining room & salon with cosy wood burner.

Gas central heating has been recently installed; all windows are double-glazed and there is mains sanitation.

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:	**637 EUR**

NOTES

DESCRIPTION

Located on the outskirts of the vibrant town of Montbron, this beautifully presented detached property offers stunning riverside views, generous living spaces, and modern comforts, all within walking distance of essential amenities including shops, restaurants, schools, pharmacies, doctors, and leisure facilities such as a public swimming pool, tennis courts, and a sports centre.

Set in an attractive and well-maintained garden, this home seamlessly blends traditional charm with contemporary features. The bright entrance hall with cloakroom, including a separate shower and WC, leads through to a spacious lounge with a cosy wood burner and an open-plan modern kitchen and dining area. The kitchen is well-equipped with built-in storage and enjoys views over the garden.

The property includes two comfortable double bedrooms on the ground floor, each thoughtfully positioned for privacy. The rear bedroom opens directly onto the terrace and barbecue area through patio doors. A second shower room with WC serves this part of the house.

Upstairs, a converted loft provides a versatile space that could easily be used as a third bedroom, a home office, or simply additional storage.

Outside, the manicured garden features mature fruit trees, a vegetable plot, and a delightful, covered dining area ideal for outdoor entertaining. There is also an above-ground pool for cooling off on warm days while enjoying the peaceful river views.

The property benefits from a double garage, off road parking, as well as recently added double glazing and gas central heating.

Offering the perfect combination of...