LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38945MLO16 Price: 130 800 EUR

agency fees included: 9 % TTC to be paid by the buyer (120 000 EUR without fees)

Cosy 2 bed town centre house; numerous character features; attached garden & terrace; very near amenities.















INFORMATION

Town:	Montembœuf
Department:	Charente
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	196 m2

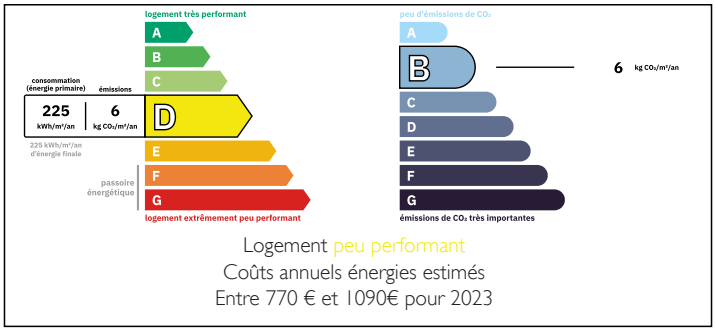
IN BRIEF

A very cosy 2 bed house with attached garden near the centre of the small town of Montemboeuf in the eastern Charente.

The house offers 85m² habitable space that is in great condition with many character features. It enjoys an elevated position with a southerly aspect and is conveniently placed within walking distance of a bakery, a butcher, a bank, a post office, a small supermarket, two bar restaurants, a pharmacy, a hairdresser, the town hall, and the weekly market.

Full amenities can be found in either the larger town of Chasseneuil sur Bonnieure (10km), or in historic La Rochefoucauld (15km) with its beautiful old town, chateau, and weekly market. An international golf course is less than 10km away and fabulous gourmet restaurants can be found in Montbron or Massginac.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 770 € et 1090€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

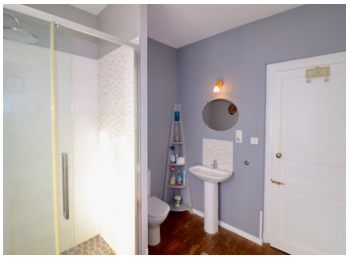
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NOTES

DESCRIPTION

A lovely town centre property, likely built in the 19th century, that offers 3 bedrooms, a bathroom, a living room, a dining room, a kitchen and small attached garden with wooden and tiled terraces.

Enjoying a elevated position in the small town of Montemboeuf, this cosy house comprises:

On the ground floor:
An entrance hallway of 5m2, with corner utility area and separate lavatory of 2m2, that leads to the main hall (7m2) and a lovely wooden staircase to the first floor. The main hall also offers access to other ground floor rooms - a living room of 14m2 with woodburner, a dining room of 10m2 with dual aspect and a fully equipped kitchen of 7m2.

On the first floor:
A spacious hallway with access to two well-appointed bedrooms of 7m2 and 14m2and a shower room with lavatory of 7m2.

The second floor attic space of 17m2 has been partially converted to create the third bedroom. The remaining space is currently used for storage however is large enough to add a second bathroom and possibly make the whole space a parental suite, if so desired.

A large cellar of 42m2 under the ground floor, and which can be accessed either through the house or from the outside, offers additional storage space.

The house has some double glazed winidows, electric radiators and is connected to mains drains.

Outside is an enclosed, walled garden with a tiled and a wooden terrace. A couple of small...