LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40076FEM16 Price: 240 001 EUR

agency fees included: 0 % TTC to be paid by the buyer (275 701 EUR without fees)

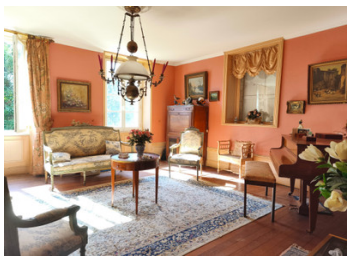
"Manor house with outbuildings"







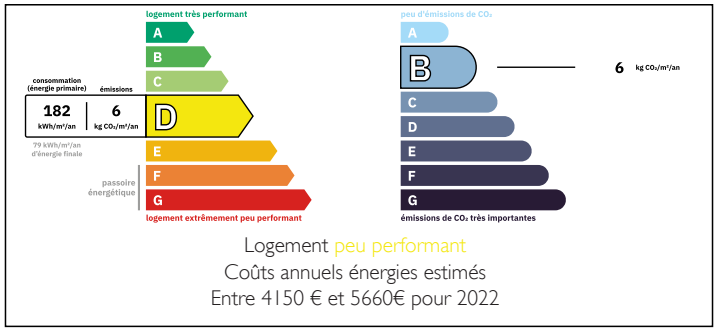








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4150 € et 5660€ pour 2022

INFORMATION

Town:	Saint-Germain-de-Montbron
Department:	Charente
Bed:	6
Bath:	2
Floor:	300 m2
Plot Size:	48311 m2

IN BRIEF

Located just a few minutes from the charming village of Saint-Germain-de-Montbron, this elegant 300 m² manor house combines character, generous volumes, and authenticity.

Set on a beautiful plot of over 40.000 m², it offers a peaceful living environment, ideal as a family residence or guest house.

The interior impresses with its high ceilings, original wooden floors, moldings, and period fireplaces. The house comprises:

A spacious entrance hall

Bright living rooms

A welcoming dining room

A large kitchen

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.

110 m² residence with a magnificent vaulted cellar. If you appreciate authenticity and the charm of the old, this property is made for you.

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LOCAL TAXES

Taxe foncière: **1600 EUR**

NOTES

DESCRIPTION

Master House with Large Grounds – Ideal for a Guesthouse or Bed & Breakfast

Discover this stunning master house, full of character and charm, situated in a peaceful and verdant setting. This property is perfect for those who love spacious interiors and high-quality features.

House Features:

Spacious interiors with high, bright rooms, creating a warm and elegant atmosphere

PVC joinery, ensuring good insulation and easy maintenance

Energy-efficient heating with a heat pump, providing optimal comfort all year round

Large master bedroom and several other generously sized rooms

Attached outbuilding, ideal for a guesthouse, bed & breakfast, or storage space

Bright kitchen and living area, perfect for entertaining family and friends

Land and Exterior:

Large, landscaped grounds offering privacy and plenty of possibilities: garden, vegetable patch, terrace, or extension

Ideal setting for leisure activities or tourism-related use, thanks to the spacious outdoor areas and peaceful surroundings

This property is perfect for tourism projects (guesthouse or bed & breakfast) or as a large, charming family home.

Information about risks to which this property is