

A recently renovated family home offering light and spacious family accommodation and 4 large bedrooms



INFORMATION

Town:	Montboyer
Department:	Charente
Bed:	4
Bath:	2
Floor:	282 m2
Plot Size:	802 m2



IN BRIEF

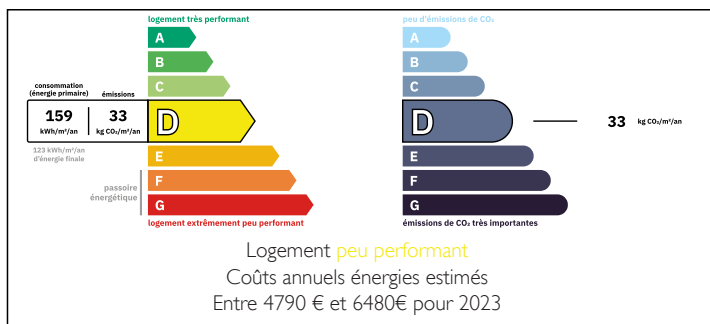
Around ten minutes from Chalais and easily commutable to Angoulême, this recently renovated family home is available for vacant possession.

A very substantial open-plan kitchen and dining space is sure to become the family hub. Four large bedrooms, a study, and modern well fitted bathrooms make this property an attractive proposition.

Ample private off-road parking and access to large barns which are ready to use as an artisan's workshop or spacious storage area.

Charente property for sale
House with barn in France
Rural family house Nouvelle-Aquitaine
French countryside home
Property with workshop / gîte potential

ENERGY - DPE



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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

Renovated 282 m² Family Home with Large Barns and Garden – Near Chalais, Charente

Located just 10 minutes from Chalais and approximately 35 minutes from Angoulême, this beautifully renovated family house offers approximately 282 m² of spacious living space with abundant natural light and flexible accommodation.

The heart of the home is a large open-plan kitchen and dining area, perfect for entertaining and family living. Adjoining, a generous living room provides an excellent indoor-outdoor flow via double doors.

The house includes four large bedrooms, a study/office or flexible room, and modern, well-appointed bathrooms on two levels, providing comfortable accommodation for families or guests.

Outside, the fully enclosed 802 m² plot features a pleasant garden, outdoor dining space, children's play area, and even space for a vegetable patch. A private parking area adds convenience.

Significant outbuildings and large barns provide excellent potential for conversion into an artist's studio, workshop, garage or storage space — ideal for hobbyists or additional rental income.

The home benefits from double glazing throughout, central heating on the main levels, and electric radiators upstairs, ensuring comfort throughout the seasons.

This property combines charm, space and practicality, making it a rare opportunity in the Charente countryside — perfect as a family home, holiday residence or lifestyle relocation.

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

NOTES