LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42124NJH16 Price: 161 450 EUR

agency fees included: 9 % TTC to be paid by the buyer (148 150 EUR without fees)

**OFFER ACCEPTED. Charming 3-bed town centre property with garden and pool; attached garage.**

EXCLUSIVE







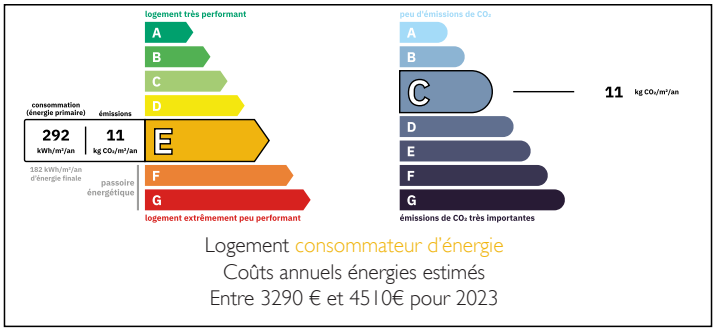








## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3290 € et 4510€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Montembœuf |
| Department: | Charente |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 150 m2 |
| Plot Size: | 550 m2 |

## IN BRIEF

A lovely town centre property comprising a tastefully renovated 3 bedroom house, an attached garden with heated pool, and small outbuildings.

Combining character and modern comforts, this property offers a generous living space with the potential to extend into the attached garage and/or large attic. With 3 bedrooms, 2 reception rooms, 2 bathrooms and a large, bright kitchen, the property is equally attractive as a family or a holiday home.

A south-facing rear garden with a tiled terrace and heated in-ground pool is perfect for the hot Charentaise summers.

Local attractions include the leisure lakes of the Haute Charente & an international golf course.

Amenities within walking distance include a bakery, butcher, post office, pharmacy, dentist, vet, bar

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:** | **550 EUR** |

## NOTES

## DESCRIPTION

Property details:

GROUND FLOOR:
Entree/reception room/study: 14.5m²
Fitted Kitchen with access to the attached garage: 15m²
Utility room/Laundry: 3.5m²
Salon & Dining room with wood burner and access to the terrace and garden: 35m²
Lavatory: 1.5m²
Garage with front and rear large wooden doors and very high ceiling open to the roof: 32m²
Basement/ cave: 30.5m²

FIRST FLOOR:
Corridor leading to all rooms: 10m²
Master bedroom with ensuite shower room and lavatory: 30m²
Second bedroom: 14m²
Third bedroom: 11m²
Family bathroom with free standing bath tub, Italian style shower and WC: 14m²

SECOND FLOOR:
Attic space divided into two rooms; renovation potential: 101.5m²

EXTERIOR:
Split level rear garden of 425m² that includes:
Tiled terrace/ seating area;
Heated in-ground swimming pool 8x4;
Small outbuildings for tool/ garden equipment storage.
Private parking in front of the house and public parking across the street.
Small play park across the street and opposite the house.

TECHNICAL:
Electric radiators in most rooms.
Large/powerful wood burner in salon.
Some double-glazed windows.
Electric water heater.