LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44549NJH16 Price: 240 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (226 000 EUR without fees)

Two lovely stone houses; attached garden; pool; semi-renovated barn; near market town with full amenities.















INFORMATION

Town:	Montbron
Department:	Charente
Bed:	5
Bath:	4
Floor:	210 m2
Plot Size:	1880 m2

IN BRIEF

Exceptional property in a quiet hamlet in the village of La Pouge in the eastern Charente.

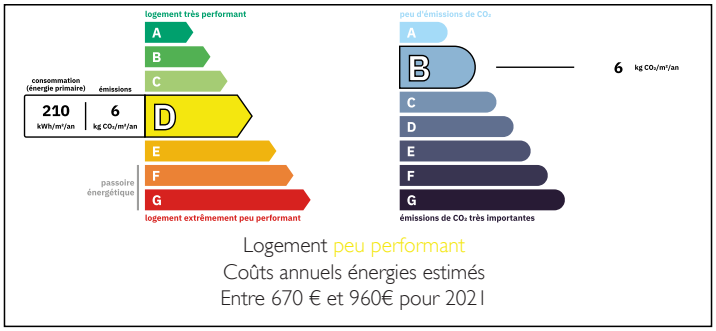
Comprises two semi-detached houses, large barn, above ground pool, attached garden and non-attached small plot of land.

Combined habitable space is 210m² and includes 3 reception rooms, 5 bedrooms and 4 bath/shower rooms. A large barn between the two houses is mid-renovation and offers great potential for more habitable space.

Both houses are in good condition with good roofs and are 'move-in' ready. They have been well renovated and could be made available furnished. Most of the widows are double-glazed and both houses are connected to mains drains.

Outside, the attached garden offers two terraces with lovely views, an above ground pool with wooden decking and a small orchard with a number of fruit trees. A small vegetable garden is just across...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 670 € et 960€ pour 2021

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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NOTES

DESCRIPTION

Property located in a quiet hamlet in the village of La Pouge in the commune of Montbron in the eastern Charente.

Comprises two semi-detached houses, large barn in the process of being renovated, attached garden with pool and small non-attached plot of land.

The first house comprises, on the ground floor, a spacious kitchen and comfortably-sized living room, both with wood burners, master bedroom with en suite shower room and lavatory, and a walk-in wardrobe. The master bedroom also enjoys easy access to one of the outdoor wooden terraces and garden beyond. Upstairs is the guest bedroom and second bathroom with bath and lavatory.

This house is set to the left of the property when facing it and offers easy access to the attached garden, wooden terraces and pool. From this perspective, it is well suited as a holiday rental for those seeking a modest income.

In the centre is an open covered space that could be used for off-street parking or storage. Adjacent to this is the large barn of 190m² floor space with entrances at the front and rear. Renovation of the barn was started by a previous owner with the apparent intention of creating a third house/ extra habitable space. The wooden frame already constructed within suggests about 150m² habitable space set over two levels. it offers great potential as a guest accommodation or holiday rental if one were to complete the work.

To the right is the second house which comprises, on...