LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44993NIE16 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Charming 4-Bed Bungalow with Large Conservatory, Gardens, Potager & Open Views Near Montmoreau















INFORMATION

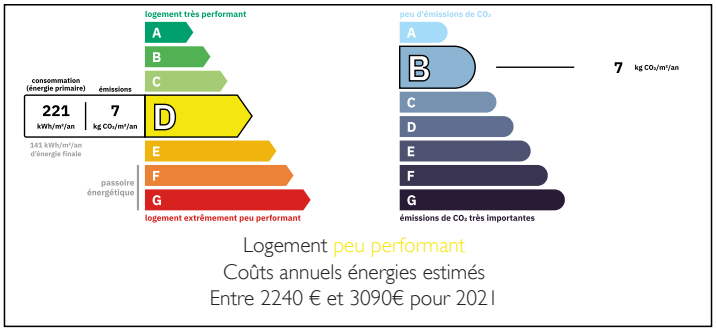
Town:	Montmoreau
Department:	Charente
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	5000 m2

IN BRIEF

Situated in the peaceful village of Saint-Eutrope, just minutes from Montmoreau and its full range of shops, schools, healthcare facilities, restaurants and train station, this spacious single-storey bungalow offers comfortable family living in a beautiful countryside setting. The property benefits from a large veranda, four bedrooms, mature gardens, fruit trees, a substantial vegetable garden, open rural views and numerous practical features including a heat pump system, double glazing, mains drainage and three-phase electricity.

While the property has been well maintained throughout, some cosmetic updating may be desired to suit modern tastes. Conveniently located within easy reach of Angoulême and the Bordeaux TGV line, this is an ideal permanent residence, family home or countryside retreat.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2240 € et 3090€ 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

Nestled in the heart of the Charente countryside in the charming village of Saint-Eutrope, this attractive single-storey bungalow enjoys a peaceful setting with lovely open views whilst remaining within easy reach of all everyday amenities.

The bustling market town of Montmoreau is just a short drive away and offers everything required for daily life including supermarkets, local shops, schools, medical facilities, pharmacies, cafés and restaurants. The area is renowned for its rolling countryside, friendly communities and relaxed French lifestyle. Angoulême, with its TGV connections to Paris and Bordeaux, is also easily accessible, making this an excellent location for both permanent residents and second-home owners.

Approached via its private entrance, the property immediately impresses with its welcoming front terrace and established gardens. To the rear, the grounds provide a delightful outdoor environment with mature trees, fruit trees, shrubs and flowering plants creating colour and privacy throughout the seasons. A side gate provides convenient access to the garden areas.

Beyond the communal lane lies a substantial separate potager, ideal for growing vegetables, fruit and herbs, perfect for those seeking a more self-sufficient lifestyle or simply wishing to enjoy home-grown produce.

The rear of the house opens onto a particularly impressive veranda conservatory of approximately 40.57m². Bathed in natural light, this versatile space provides an exceptional additional living area and is perfect for summer dining, entertaining guests or simply enjoying the surrounding gardens throughout the year.
A door leads through to a bright office/study of 8.89m² featuring attractive wood panelling and multiple...