

Charming 4 Bed, 2 bath, town house, garden, and outbuildings. Walking distance to commerce and train station.



INFORMATION

Town:	Montmoreau
Department:	Charente
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	815 m2



IN BRIEF

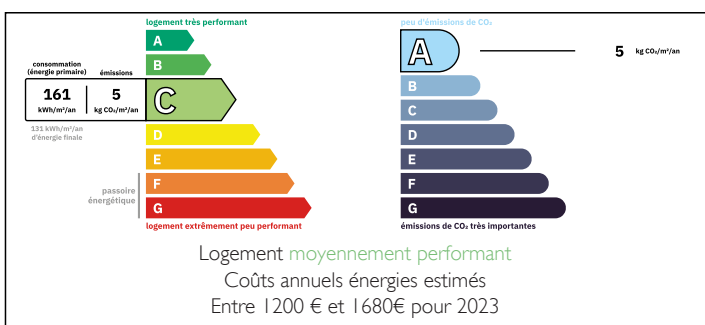
A spacious family home offering plenty of potential for conversion. The property has great potential for creating a second, self-contained flat or extending the main house to suit your needs.

Ideal for a home-based business, it features large spaces suitable for a workshop, an artist's studio, offices, or any other personal or professional project.

Within walking distance, you have easy access to schools, doctors, dentists, a supermarket, a weekly market, sports facilities and the outdoor swimming pool, which is open in summer.

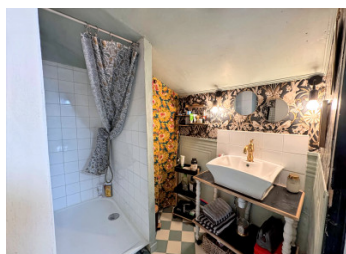
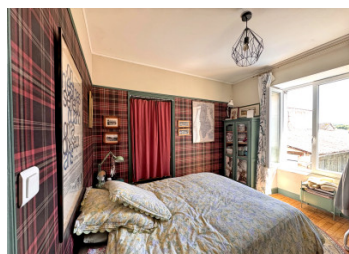
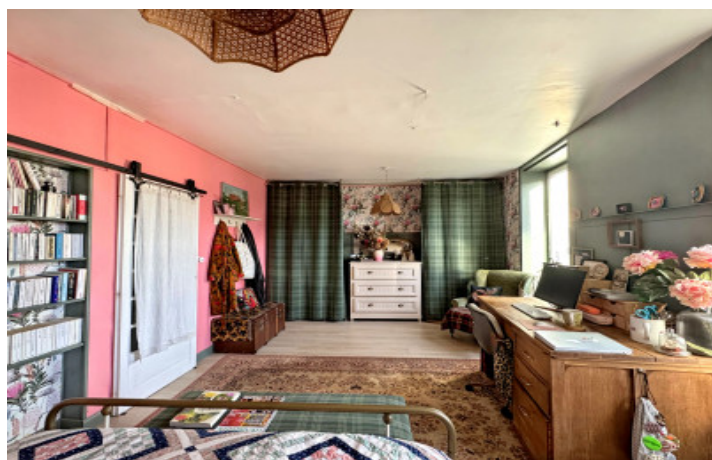
The town's railway station provides easy access to Bordeaux and Angoulême, with excellent connections for domestic and international travel.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1560 EUR

NOTES

DESCRIPTION

Hidden away in the heart of Montmoreau, this charming south-facing family home offers five bedrooms, generous living space, and a peaceful 700 m² garden. Combining character, comfort, and privacy, the property also benefits from a separate attached building with excellent potential for a gîte, guest accommodation, or workspace. With numerous outbuildings, a summer bar, fruit trees, vegetable garden, and modern energy improvements, this is a rare opportunity to enjoy a tranquil lifestyle just steps from local amenities.

Property Comprising:

Ground Floor

Entrance hall

WC

Living room – 19 m²

Dining room / bedroom – 10 m²

Kitchen – 10 m²

First Floor

Landing

Bedroom – 21 m²

Bedroom – 11 m²

Bedroom – 9 m²

Bathroom

WC

Second Floor

Bedroom – 21 m²

Shower room

Attic

Basement

Cellar

Outbuildings and Exterior Features

Attached building requiring renovation, which could be connected to the main house via a first-floor bedroom. Currently used as a gym.

Detached building with potential to be converted into a two-bedroom house or apartment.