LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45861NJH16 Price: 318 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (300 000 EUR without fees)

Beautiful stone 4 bed house with large garden & pool; quiet hamlet location; great views; near amenities.















INFORMATION

Town:	Montbron
Department:	Charente
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	6196 m2

IN BRIEF

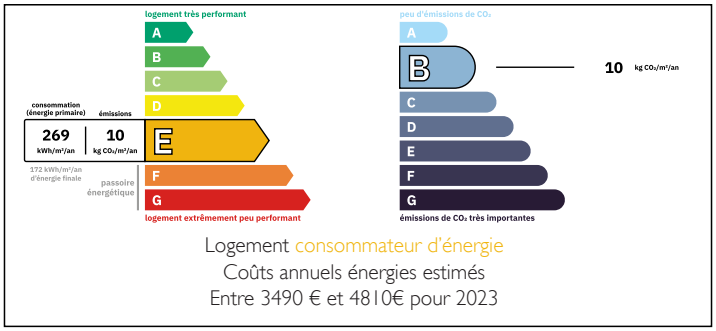
A lovely property located in the commune of Montbron in the eastern Charente. Comprises a 4 bed house of 157m² living space, large barn of 150m² floor space, attached garden of 1.5 acres and 5x10 heated pool.

The house has been completely and tastefully renovated. It includes 2 reception rooms, a spacious fully equipped kitchen/ diner, and bedroom with ensuite shower & separate lavatory on the ground floor. Three more bedrooms, second bathroom and mezzanine office space on the first floor.

Located in a quiet hamlet, full amenities can be found in the nearby market town of Montbron (6km). The city of Angouleme (40km) has TGV connections to Paris and Bordeaux. Limoges international airport is about 70km.

Local attractions include an international golf course,

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3490 € et 4810€ pour 2023

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

A stone property dating from the 19th century comprising a 4 bed detached house of 157m² living space, separate large barn of 150m² floor space, attached large private garden of 6,200m² with an in-ground 5x10 heated saltwater pool, tiled terraces with great views over the beautiful countryside.

Entering the property through a pair of wooden gates takes you along a short driveway up to a courtyard between the house and the barn.

The main door into the house takes you into the first reception room - a cosy salon (22m²) with wood burner and views over the courtyard. This opens on to a spacious and fully equipped kitchen/ diner (22m²) with views over the side garden.

The ground floor bedroom with ensuite shower and direct terrace access (21m²) as well as a separate lavatory can be accessed from the kitchen/ diner.

Also on the ground floor is the second, larger salon (36m²) with a wood burner, double height ceiling and French windows opening on to the tiled rear terrace.

A wooden staircase from the small salon leads to the first floor and a small corridor connecting the three bedrooms (10m², 11.5m² & 14m²), a family bathroom with bath, shower cubicle, washbasin and lavatory, and an open mezzanine that is used as a library/ office space.

All the windows are double glazed (done 3-4 years ago) and heating is provided by the two wood burners. The house is connected to a fully functioning septic...