

Charming Charente-style house with guest accommodation, swimming pool, and panoramic views, near Montmoreau.



INFORMATION

Town:	Montmoreau
Department:	Charente
Bed:	4
Bath:	3
Floor:	225 m2
Plot Size:	7025 m2



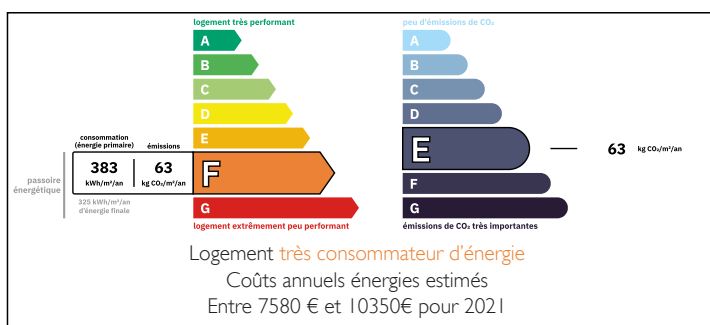
IN BRIEF

A beautifully renovated Charentaise home offering generous living space, attached guest accommodation, a swimming pool and breathtaking countryside views, all set within over 7,000m² of grounds. Combining period character with modern comforts, this impressive property is ideal as a family home, multi-generational residence.

LOCATION

Nature lovers can step straight from the front door onto beautiful walking routes through the surrounding countryside. The town of Montmoreau is just 5 minutes away for everyday amenities and its railway station, while Angoulême, with its TGV station offering fast rail links to Paris and Bordeaux, can be reached in around 40 minutes. Furthermore, the village of Aubeterre-sur-Dronne, listed as one of the Most Beautiful Villages in France, is less than 20 minutes away. It captivates visitors with its exceptional charm and its well-maintained beach on

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: 2113 EUR

NOTES

DESCRIPTION

PROPERTY DESCRIPTION

Occupying an elevated position with uninterrupted views across the surrounding valley, this attractive Charentaise stone house offers approximately 225m² of habitable accommodation and sits within 7,025m² of mature grounds, providing privacy, space and a peaceful rural setting while remaining close to the amenities of Montmoreau.

The accommodation begins with an ENTRANCE HALL (9m²), leading to a SEPARATE WC (2m²) and a practical UTILITY ROOM, housing the hot water cylinder and providing additional storage.

KITCHEN (36m²), beautifully arranged for family life and entertaining, which opens into the magnificent LIVING ROOM (65m²). Flooded with natural light, this impressive room features a striking ceiling, creating an exceptional sense of space, while the wood-burning stove provides warmth throughout the cooler months.

The principal BEDROOM (22m²) enjoys direct access to a private terrace and benefits from its own EN-SUITE SHOWER ROOM WITH WC (9m²).

A hallway leads to three further bedrooms, comprising BEDROOM 2 (10m²), BEDROOM 3 (11m²) and BEDROOM 4 (11m²). One of these bedrooms benefits from its own EN-SUITE BATHROOM WITH WC (5m²), making it ideal for guests or older family members. FAMILY BATHROOM WITH W.C. (7m²)

ATTACHED GUEST ACCOMMODATION

Attached to the main house, yet offering excellent independence, the guest accommodation provides an ideal space for visiting family and friends. It comprises an open-plan LIVING ROOM (18m²), a fitted KITCHEN (9m²), and a MEZZANINE BEDROOM (9m²), with access to the family bathroom and a private terrace.