LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46584NAM16 Price: 149 800 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 432 EUR without fees)

4 Bed, 2 bath Montbron Townhouse with garage, workshop and large garden.

EXCLUSIVE















INFORMATION

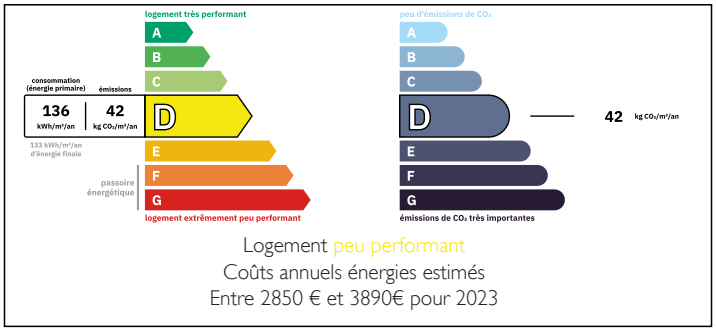
Town:	Montbron
Department:	Charente
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	867 m2

IN BRIEF

This Townhouse property is the exception! Located in the heart of Montbron, a relaxed town with all modern amenities.

No compromises here; between the convenience of town living, versus a large country garden with views. Not only do you have an official parking space, directly in front of the property but also off street parking in your own garage.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2850 € et 3890€ 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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LOCAL TAXES

Taxe foncière: **1279 EUR**

NOTES

DESCRIPTION

This property has been classically decorated and is filled with charm and style. It offers modern living with a traditional feel. There's no immediate works to do however there's plenty of scope to make this house your own dream house.
We first see the ground floor entrance hall; which can take you through to the workshop and garden, or up the staircase to the impressive landing to the kitchen/diner, living room & cloakroom WC. The sunlit living room is accessed from the 1st floor landing by double doors, opposite we see a walk-in cupboard.
A curved oak staircase takes you to 3 generous bedrooms, the master with ensuite shower room. The main bathroom sits nestled between the bedrooms, central on the landing. It has a cast iron bath, traditional styled shower above and a marble top sink unit.
The fourth bedroom is on a floor of its own and has a commanding rooftop view. This space enjoys original, exposed beams & 2 walk-in wardrobes/storage spaces.

Period features include; high ceilings, oak staircases, tiled fireplace, large windows & illuminated rooms. This home boasts 2 balconies; one off the 1st floor kitchen, with steps down the courtyard, the other through the living room french doors.
Living room - 25m2
Kitchen/Diner - 18.5m2
Landing - 10m2
Bed 1 - 21.5m2
Bed 2 - 9.5m2
Bed 3 - 14m2
Bed 4 - 29m2

Garage - 33m2
Utility/Workshop - 22m2
Terrace - 22m2

The boulangerie is literally next door with all the delicious aroma's it provides. A major supermarket is merely a...