

Excellent opportunity! An old barn to completely renovate with attached plot of land; near full amenities.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Montbron |
| Department: | Charente |
| Bed:        | 0        |
| Bath:       | 0        |
| Floor:      | 0 m2     |
| Plot Size:  | 0 m2     |

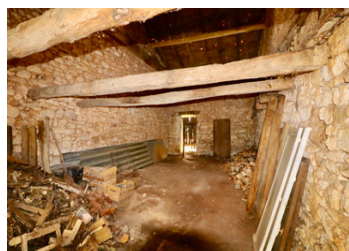
## IN BRIEF

Property located on the outskirts of a quiet hamlet in the commune of Montbron in the eastern Charente. Comprises an old barn of stone construction of about 120m2 floor space and an attached plot of land of 771m2.

The independent barn, comprises three large rooms of 38, 39 & 40m2 floor space respectively with ceilings open to the roof (height about 4-5m). The interior requires complete renovation, including connections for electricity, water and drainage.

The attached garden offers a good-sized outdoor space sufficient for a terrace and/or a pool. It has some lovely views over the neighbouring countryside.

Full amenities can be found in the nearby market town of Montbron (5km). The city of Angouleme (30km) offers TGV connections to Paris and

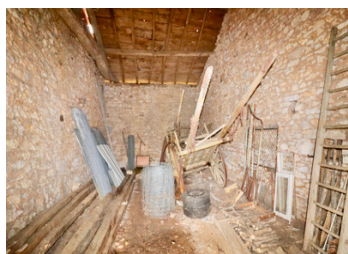


## ENERGY - DPE

DPE not required.

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.



## DESCRIPTION

Property located on the outskirts of a quiet hamlet in the commune of Montbron in the eastern Charente. Comprises an old barn of stone construction of about 120m<sup>2</sup> floor space and an attached plot of land of 771m<sup>2</sup>.

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Full amenities can be found in the nearby market town of Montbron (5km). The city of Angoulême (30km) offers TGV connections to Paris and Bordeaux.

Local attractions include the picturesque countryside of the Perigord Vert, the Perigord Limousin natural park and the leisure lake at St Estephe.

A wonderful blank canvas on which to create your dream home in rural France!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES