LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48133NJH16 Price: 212 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (200 000 EUR without fees)

**Charming sous-sol style 4 bed house with attached garden; centrally located; walking distance to amenities.**







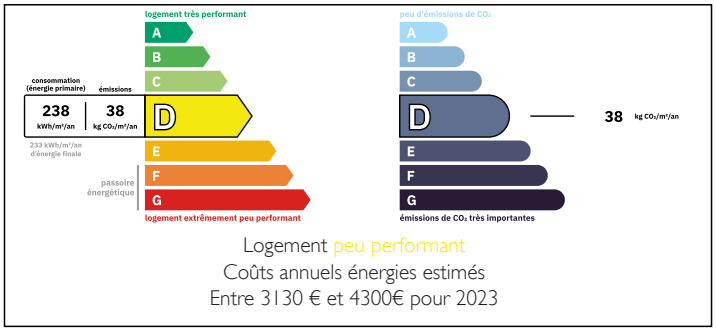








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 3130 € et 4300€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Montbron |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 182 m2 |
| Plot Size: | 3401 m2 |

## IN BRIEF

A lovely property in a central location in the town of Montbron in the eastern Charente. Comprises a detached sous-sol style house with integrated garage and attached garden.

Dating from the mid-1970s, the house offers over 180m² habitable space, set over two levels, that includes 4 bedrooms, a fitted kitchen, a large lounge, two bathrooms and an integrated garage. Habitable space could be increased by converting more of the sous-sol level rooms into living space. A spacious veranda has already been added with views over the garden.

All the windows are double glazed and the house has town gas fired central heating. A new boiler was recently added. The roof was redone 5 years ago and it is connected to mains drains.

Outside, there is large enclosed garden comprising a

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:** | **1750 EUR** |

## NOTES

## DESCRIPTION

A lovely town centre property located in the lively market town of Montbron in the eastern Charente.

It comprises a 1970's built detached sous-sol style house of over 180m2 habitable space and an attached garden of 3400m². it is connected to mains drains and the owners have installed full double glazing, a new boiler for the town gas fired central heating system and the roof was redone 5 years ago. Fibre optic high speed internet is available in the town through a few providers.

The house comprises:

On the ground floor:
An entrance hallway (8m²) leading to a corridor (13m²) with recessed cupboard space that connects to all rooms on this level.
A large dual aspect lounge/ dining room (44m²) with an insert style wood burner and French windows opening onto the front terrace as well as views over the back garden.
A spacious and well-equipped kitchen (16m²) with plenty oof cupboard space and its own separate entrance from the front terrace.
Three well-proprtioned bedrooms (14.5m², 14.5m² & 16m²).
A large bathroom (10m²) with bath, bidet and washbasin.
A separate lavatory (2.5m²).

A staircase from the entrance hallway leads down to the sous-sol level which comprises:
An integrated garage (40m²).
A second kitchen (16.5m²) opening onto a glass veranda (15.5m²) at the back. of the house with garden access.
A fourth bedroom (23m²), also with veranda access.
A boiler room (16m²).
A workshop (19.5m²).
A cellar (8m²).
A store room (15m²).