LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48287NJH16 Price: 954 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (900 000 EUR without fees)

A rare find. A wonderful & exceptional property with a perfect mix of nature, tranquility and fine living.







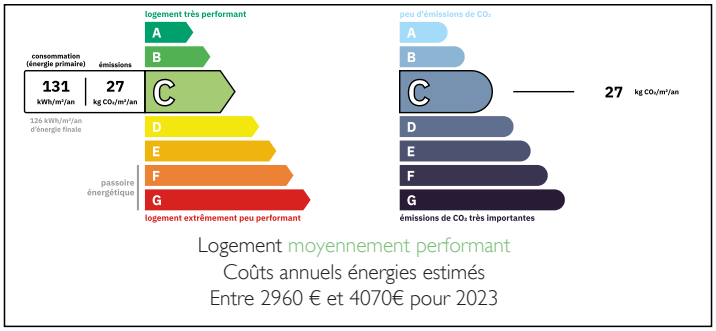








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2960 € et 4070€ pour 2023

INFORMATION

Town:	Montbron
Department:	Charente
Bed:	5
Bath:	3
Floor:	235 m2
Plot Size:	9330 m2

IN BRIEF

An exceptional architect-designed 5 bed house offering a very comfortable living space of over 300m².

Located within walking distance of full amenities of the market town of Montbron at the gateway to the Charente & Dordogne regions.

Designed as a haven of peace, the property ensures total privacy and includes a landscaped park with panoramic views, large pool and direct, private access to surrounding woodland.

The living spaces, bathed in natural light, open directly onto expansive outdoor terraces that wrap around the residence, connecting living room, kitchen, dining room, entrance hallway and bedrooms and creating a seamless transition between indoors and outdoors.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

An exceptional property located in the lively market town of Montbron on the gateway to the Charente and Dordogne departments.

Let yourself be seduced by this 310m² residence of architectural elegance, set within its own 9,379 m² landscaped park. Designed as a haven of peace, it ensures total privacy and offers direct, private access to the surrounding woodlands.

From the very entrance, the tone is set by a beautiful white staircase, an architectural work of art in plastered stucco, Mediterranean in style that was hand-crafted by the 'Compagnons du Devoir' (a renowned French organisation of craftsmen and artisans that traces its roots back to the Middle Ages).

The living spaces, bathed in natural light, open directly onto expansive outdoor terraces that wrap around the house, connecting the living room, kitchen, dining room, entrance, bedrooms, and hallways and creating a seamless transition between inside and the outdoors.

The habitable space includes:
An entrance hallway of 13m² leading to corridors totalling 16m2 that allow access to all rooms.
A living room of 40m² with an open stone fireplace and triple aspect.
A dining room of 16.5m² with views over the garden and pool.
A fully equipped kitchen of 22.5m² with direct access to the rear shaded terrace/ outdoor dining area.
A large master bedroom of 22m² with direct garden access and an ensuite shower room of 10m² with Italian style walk-in shower, washbasin and bidet.
Four additional bedrooms, three of 13m² and a fourth of 14m², all also with...