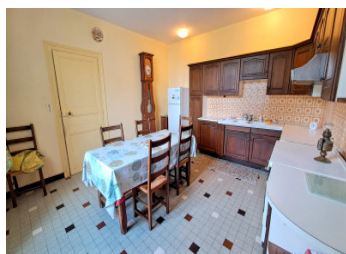


Exciting renovation opportunity! Large 5 bedroom property in the heart of Montembœuf, Charente



INFORMATION

Town:	Montembœuf
Department:	Charente
Bed:	5
Bath:	2
Floor:	183 m2
Plot Size:	1728 m2



IN BRIEF

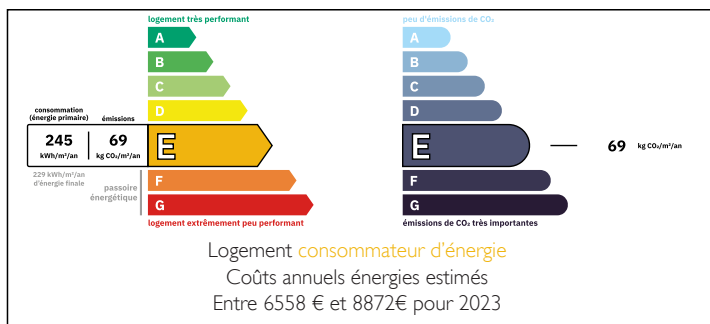
Spacious 5-Bedroom Property with Large Barn in Montembœuf

Located in the heart of Montembœuf, within easy reach of local shops and amenities, this substantial property offers excellent potential for renovation and redevelopment.

The house provides 183 m² of living space, comprising five bedrooms and two bathrooms, with oil-fired central heating. In need of renovation, it presents an exciting opportunity to create a spacious family home or develop a characterful property to suit your own needs.

The property also benefits from a large barn, workshop and cellar, offering plenty of additional storage and potential for a variety of uses, subject to any necessary permissions.

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.



DESCRIPTION

Spacious 5-Bedroom House with Barn, Workshop and Large Garden – Renovation Project

Offering generous living space and excellent potential, this substantial property comprises approximately 183m² of habitable accommodation, set within a generous 1,728m² plot, together with a large barn, workshop, cellar and additional outbuildings.

The property is currently habitable but would benefit from renovation and modernisation, offering an exciting opportunity to create a spacious family home, a character property or a home with space for hobbies and projects.

Ground Floor

The ground floor offers a range of spacious and versatile rooms, including:

Lounge – 38m²: A generous reception room with plenty of space for relaxing and entertaining.

Kitchen – 20m²: A good-sized kitchen with scope to redesign and create a practical, welcoming family space.

Office – 18m²: Ideal for working from home, a study or an additional hobby room.

Shower room – 5m².

Separate WC.

First Floor

The first floor provides five well-proportioned bedrooms, making this an ideal property for a large family or those requiring additional guest accommodation.

Bedroom 1 – 20m²

LOCAL TAXES

Taxe foncière: 1442 EUR

NOTES