LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48443NJH16 Price: 290 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (275 000 EUR without fees)

Spacious 18th century 4 bed house with attached garden; Large outbuildings with renovation potential.







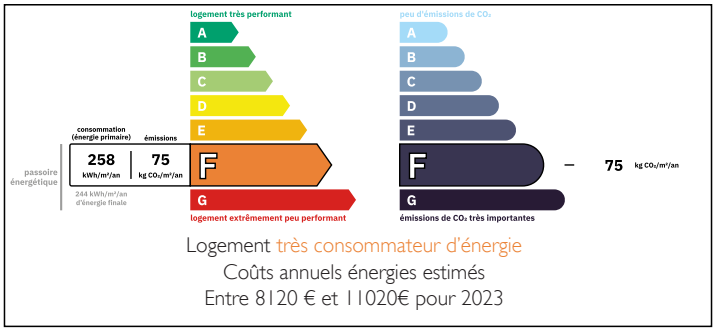








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INFORMATION

Town:	Montbron
Department:	Charente
Bed:	4
Bath:	1
Floor:	250 m2
Plot Size:	6617 m2

IN BRIEF

Detached hamlet property, located in the commune of Montbron in the eastern Charente, comprising a 4 bed detached house, attached plot of land and a variety of outbuildings.

The house, built in 1741, features spacious ground floor reception rooms, an equipped kitchen, 4 first floor bedrooms, a bathroom and two separate lavatories. Ground floor storage /workshop rooms offer potential for conversion to habitable space. Some windows are double glazed, central heating is oil-fired and there is a septic tank that was up to standard in 2018.

Attached plots of land, including those built on, total 6,617m² of meadow with a large variety of trees.

Outbuildings include a large independent barn, a second barn with a small house and other outbuildings attached and a separate, independent

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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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DESCRIPTION

A lovely old stone property located on the edge of a hamlet in the commune of Montbron in the eastern Charente.

The property comprises an 18th century house of 250m² habitable space, attached plots of land totalling over 6600m² and a variety of outbuildings totalling about 600m2 floor space.

The house, of stone construction and built in 1741, has plenty of character features (pierre apparent walls, wood beam high ceilings, a wide wooden staircase and beautiful stone floors typical of the Charente), large reception rooms, 4 first floor bedrooms, an upstairs bathroom and two lavatories. There are also workshop and storage spaces that could be converted to habitable space.

NOTES

Offering over 250m² habitable space, set over two levels, the house comprises:

On the ground floor:
An entrance hallway and corridor (16.5m²) with lovely stone floor.
A large dining room (42m²) with the same lovely stone floor typical of the Charente, and large stone fireplace.
A fully equipped kitchen (19m²) with tiled floor and direct exterior access to a small garden at the back of the house.
A spacious salon (37.5m²) with tiled floor and another large stone fireplace.
A store room (13.5m²) with red tiled floor and direct exterior access.
A bureau with tiled floor (19.5m²).
A boiler room/ laundry (22m²) with concrete unadorned floor and housing the central heating boiler and oil storage tank.
A workshop storage space (43m²) with large stone fireplace, red tiled floor and direct exterior access.
A lavatory (2m²) with washbasin....