

Spacious village house, 4 bed, enclosed courtyard garden with separate garage. Near bakers & restaurant.

EXCLUSIVE



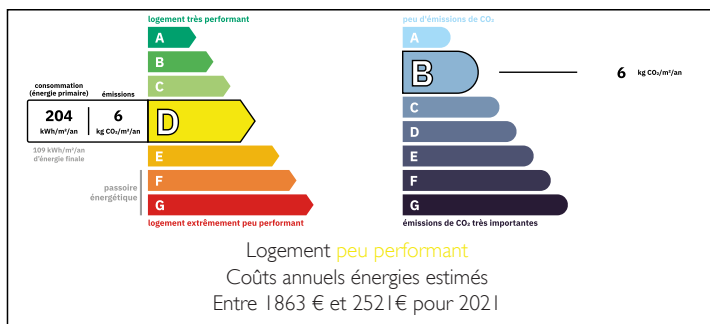
## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Montboyer |
| Department: | Charente  |
| Bed:        | 4         |
| Bath:       | 1         |
| Floor:      | 150 m2    |
| Plot Size:  | 428 m2    |

## IN BRIEF

Situated in the heart of a Charentais village and less than 5 minutes to the market town of Chalais with all commerce and train station. 15 minutes to Aubeterre sur Dronne which is classed as one of the prettiest villages in France. This property is perfect for a holiday or family home.

## 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.



## LOCAL TAXES

Taxe foncière: 616 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

ENTRANCE HALL with plenty of room to store coats and shoes.

The ground floor is a large open-plan area with 3 defined areas all with beamed ceilings and matching tiled floors

KITCHEN (25m<sup>2</sup>) fitted with a range of wooden units. Staircase to first floor. Glazed doors to ENCLOSED COURTYARD

DINING AREA (25m<sup>2</sup>)

SITTING ROOM (26.75m<sup>2</sup>) with attractive chimney and log burning stove. 2nd staircase to bedroom 1, through to the landing and other bedrooms.

FIRST FLOOR

Spacious landing

BEDROOM 1 (27.5m<sup>2</sup>) with enclosed staircase to CONVERTIBLE ATTIC SPACE

BEDROOM 2 (13.1m<sup>2</sup>)

BEDROOM 3 (12m<sup>2</sup>)

BEDROOM 4 (11.6m<sup>2</sup>)

W.C.

BATHROOM with Bath, shower and double basin unit. Plumbing for washing machine.

The ENCLOSED COURTYARD GARDEN is a delight. West facing terrace to enjoy the afternoon and evening sun, with mature shrubs and plants. A small stone building with a feature bread oven is used for storage.

This property comes with a separate garage and garden which is ideal for a vegetable patch.

THE PROPERTY BENEFITS FROM A NEW ROOF, DOUBLE GLAZING AND MAINS DRAINAGE.

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