

Three bed bungalow w/ pool & enclosed garden; separate 1 bed house w/ attached garden; quiet hamlet location.

EXCLUSIVE



INFORMATION

Town:	Montbron
Department:	Charente
Bed:	4
Bath:	2
Floor:	230 m2
Plot Size:	7000 m2

IN BRIEF

Perfect as a holiday or permanent home!

Both options available with extra accommodation/ maison d'amis just next door.

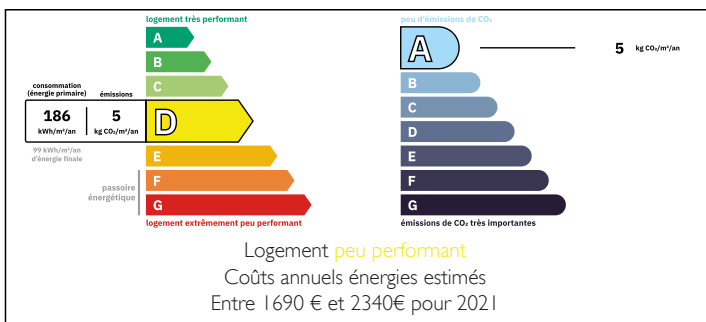
Boasting 165m² habitable space on one level with a spacious open plan living space, 3 good sized bedrooms and games room. Enclosed veranda with west-facing views. Covered salt water swimming pool.

The smaller house of 60m² is next door and also has an open plan living room/ dining room/ kitchen as well as an attached west-facing garden.

Situated less than 3km from the charming market town of Montbron (full amenities) near the Charente/ Perigord Vert border. The popular lakes of the Haute Charente are nearby and an international golf course is only 10 km away.



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: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main house was built in 2008 and the interior has been very well finished with a good, clean, modern feel. It has been well insulated, has double glazing throughout as well as an electric central heating system.

An entrance hallway (6m²) leads to a central corridor (7m²) running the length of the house and with access to all rooms. At one end is a large and bright open plan triple aspect living space (65m²) that includes living room with wood burner, dining room and kitchen with adjoining pantry (5m²). French windows lead to a west-facing veranda (42m²) and the covered 5x10m swimming pool. At the other end is a games room (36m² and formerly a billiards room), also with triple aspect. Between the two are three bedrooms (14m², 13m², 13m²), bathroom with walk-in shower and WC (10m²) and separate WC.

Outside, there is a an attached and fully enclosed garden of over 6000m², a pool house (16m²), a cabin (20m²) and a small tool shed. A 35m² garage and automatic gates will be ready before sale completion.

Next door is a one bedroom house, also single storey with over 60m² habitable space comprising entrance hallway, open plan living room/ dining room/ kitchen, bedroom and bathroom with walk-in shower and WC.

Outside there is a west-facing terrace and attached garden of 1000m². This house is ideal for visiting friends or family or could even be rented out.

Both properties have conforming septic tanks.

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