

Architect-designed house. Business potential. Spacious, 4 beds, Workshop, Large plot, Woods. Enclosed.



INFORMATION

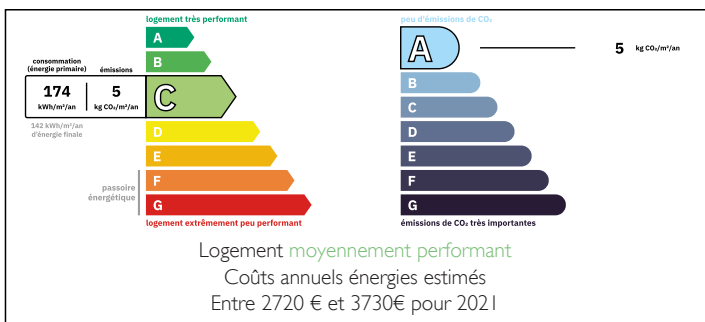
Town:	Montmoreau
Department:	Charente
Bed:	4
Bath:	2
Floor:	3 15 m2
Plot Size:	2 1140 m2

IN BRIEF

The town of Montmoreau offers everything you need, bakers, butchers, supermarket, doctors, dentist, bank, post office, vet etc., Along with excellent sport facilities, open-air swimming pool and schools. Also, it has a railway station which links to Angouleme (direct to London) and Bordeaux. There are 3 airports all within an hour and a half, Bordeaux, Limoges and Bergerac.

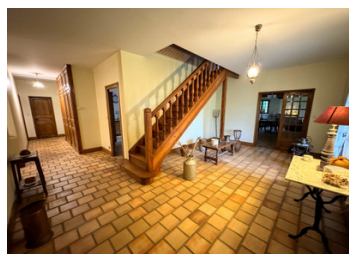


ENERGY - DPE



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

This well-maintained house would make a great family home. Designed by an architect, and constructed in 1983. A very spacious home which has been built on a solid concrete base with a ventilation space between the earth and the base (vide sanitaire sur hourdis). The first floor is also on a solid concrete base, all with brick partition walls. A ventilation system is also installed, and a heat pump for the production of hot water.

The previous owner was a carpenter, the business was run from a large WORKSHOP (450m²) with an OFFICE and provisions for a W.C. and SHOWER ROOM, along with a covered canopy. This building has potential to suit most business projects with easy road access, good access into the workshop and covered area for deliveries etc.

The total property sits on a large plot of land of, 21 140m², of which 5000m² is private woods. All the property is fenced.

The accommodation comprises the following :

ENTRANCE HALL (15m²)
 OFFICE (11m²)
 OPEN PLAN DINING AREA (34m²) and SITTING ROOM (98m²)
 KITCHEN (18m²)
 GROUND FLOOR BEDROOM (19m²)
 BATHROOM (11m²)
 W.C. (3.5m²)
 VARIOUS STORAGE CUPBOARDS

FIRST FLOOR
 LANDING AREA (8m²)
 MEZZANINE (AREA 52m²)
 BEDROOM 2 (15m²)
 BEDROOM 3 (11m²)
 BEDROOM 4 (11.5m²)
 BATHROOM (9m²)
 W.C.
 VARIOUS STORAGE CUPBOARDS

LOCAL TAXES

Taxe foncière: 3338 EUR

Taxe habitation: EUR

NOTES