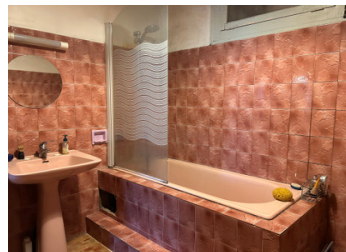


LOCK UP & LEAVE – Situated in a charming small town, this 3-bedroom terrace features a distinctive sunroom



INFORMATION

Town:	Montmoreau
Department:	Charente
Bed:	3
Bath:	1
Floor:	136 m ²
Plot Size:	160 m ²



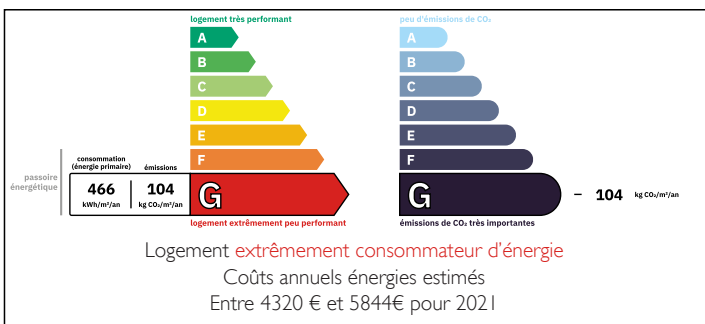
IN BRIEF

Located in the heart of town of Montmoreau, this property is conveniently close to all essential amenities including schools, a pharmacy, a medical centre, a boulangerie, a supermarket, garden centre and more.

Additionally, it is near a sports field with football and tennis/padel courts.

This would be an ideal choice for a first home or a lock-up-and-leave property, perhaps even an investment for rental income.

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

Entrance from the quiet village street with nearby off-street parking and located close to the church & chateau of Montmoreau,

Kitchen (21m²)

Lounge-diner (21m²) L-shaped with double windows and wood burner.

Bathroom (5.8m²) and separate WC (1.7m²).

Upstairs via the wooden staircase to:

Bedroom 1 (17.6m²)

Bedroom 2 (13.6m²)

Bedroom 3 (19m²) with door to WC (2.5m²)

From the hallway upstairs you can access a unique & spacious room featuring stone columns with attached sun-room giving additional living space. Access to the compact outdoor space with stairs to the small roof terrace is from the sun-room.

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES