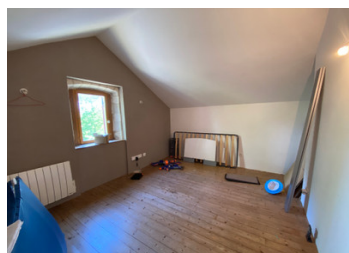


Charming 2-bedroom country house with nice land, just 2 minutes from amenities



INFORMATION

Town:	Saint-Germain-de-Montbron
Department:	Charente
Bed:	2
Bath:	1
Floor:	68 m ²
Plot Size:	1225 m ²



IN BRIEF

This lovely house is located in a small hamlet just 2 km from the shops and school in Marthon.

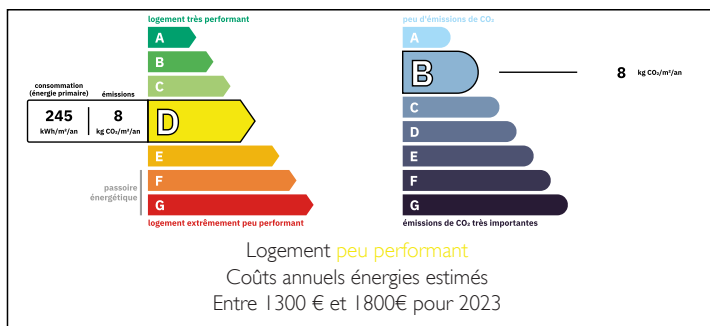
The house has been renovated and offers a pleasant fitted kitchen, a lounge and a shower room. The two bedrooms are upstairs.

The fully enclosed grounds of over 1200 m² offer the peace and quiet of the countryside, yet are only 10 minutes from Montbron and less than 30 minutes from Angoulême TGV station.

This house is ideally located. Close to lively villages, it is perfect as a main residence.

Its location, on the edge of the Voie Verte de la Coulée d'Oc, also makes it an excellent choice for a holiday home or gîte, offering great opportunities for outdoor leisure activities.

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 habitation: EUR

DESCRIPTION

This house comprises of :

Ground floor:

- 15 m² fitted kitchen
- 12 m² living room
- Bathroom with shower and heated towel rail

First floor:

- Two bedrooms (need to walk through one bedroom to get to the second)

A garage and a well to collect rainwater complete the property.

The grounds of more than 1,200 m² are fully enclosed.

+ Individual sanitation

+ Fibre internet

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

NOTES