

UNDER OFFER - 3-bed house with garden, barn and renovation potential near Montembœuf



INFORMATION

Town:	Montembœuf
Department:	Charente
Bed:	3
Bath:	1
Floor:	119 m2
Plot Size:	1396 m2



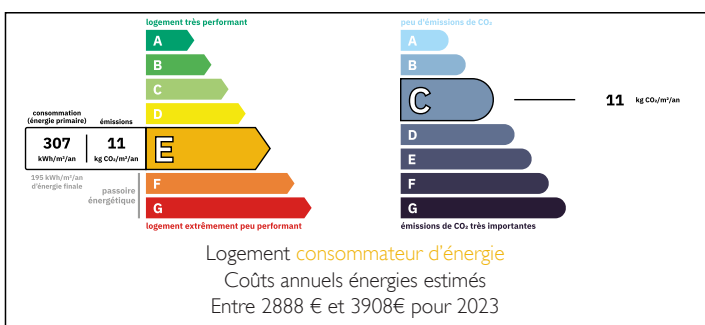
IN BRIEF

Located in a small hamlet, this property comprises a 119 m² main house with, on the ground floor, a living room with dining area, a kitchen and a hall. Upstairs, a hall leads to three large bedrooms and a shower room with toilet. The house has single-glazed windows, a roof in good condition, and heating with insert wood burner and electric radiators.

Accessible from the courtyard is a 61 m² barn with a 70 m² lean-to and a raised garden.

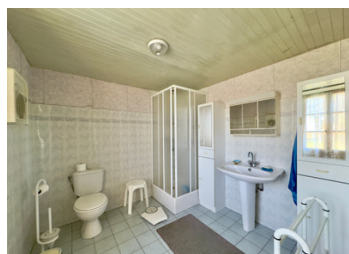
From the main house, access to a small 32m² house to renovate, and adjoining it another two-storey 40m² house to renovate.

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

Rooms and areas in detail - Main house

Ground floor:

- 36.5 m² living room with insert wood burner
- 11 m² kitchen
- 12.2 m² hall

Top floor:

- Bedroom 1: 14.8 m²
- Bedroom 2: 14.6 m²
- Bedroom 3: 15.8 m²
- Spacious 7.9 m² shower room with toilet
- 12.2 m² hall

Location:

Only 4 minutes from Montemboeuf (small supermarket, bakery, college), 15 minutes from Chasseneuil-sur-Bonnieure and 22 minutes from Rochechouart.

Leisure activities :

Close to Lac du Mas Chaban (11 min) for fishing and hiking, and Golf de la Prèze (14 min).

Accessibility:

Limoges airport is 46 minutes away, with flights to several national and international destinations, including Paris, Lyon, Morocco, London Stansted, Manchester, and Bristol.

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

LOCAL TAXES

Taxe foncière: 1394 EUR

NOTES