

Under-Offer :- Stone built farmhouse with attached barn and attached land of over 24 acres



INFORMATION

Town:	Montbron
Department:	Charente
Bed:	3
Bath:	1
Floor:	154 m2
Plot Size:	98520 m2

IN BRIEF

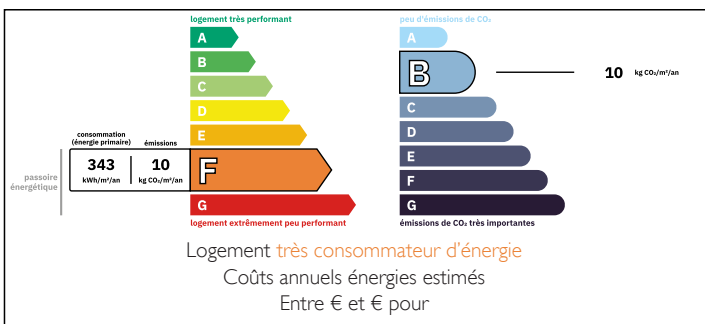
Under-offer :- Situated in a peaceful hamlet close to Montbron, this detached stone farmhouse offers privacy and rural charm just minutes from amenities including doctors, dentist, shops, schools, and a golf course. Tucked at the end of a no-through lane, the property is surrounded by its own gardens and includes an attached barn and workshop.

Inside, you'll find a spacious modern kitchen with a wood-burning stove that also powers the central heating, a practical utility/storage room, a bright sitting room, three bedrooms, and a family bathroom with bathtub. The loft space could be used as extra living space, with the correct permissions. The front terrace is perfect for outdoor dining, with no immediate neighbours overlooking the property.

Ideal for those seeking a quiet country lifestyle, the attached land, makes it perfect for horse lovers. A rare opportunity combining comfort,...



ENERGY - DPE



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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 charmingly presented stone-built farmhouse is located in a tranquil hamlet just a short distance from the bustling town of Montbron, where you will find all essential amenities including doctors, a dentist, boulangeries, butchers, a sports hall, schools, and a nearby golf course.

The property sits at the end of a quiet no-through lane, offering complete privacy and is surrounded by its own mature gardens. A detached home full of character, it also benefits from an attached barn and workshop, ideal for storage, hobbies, or potential development.

Inside, the farmhouse features a spacious and modern kitchen equipped with a wood-burning stove that also powers the central heating system. A useful back kitchen provides additional storage space. The generous sitting room enjoys triple-aspect windows, flooding the space with natural light. There are three comfortable bedrooms, and a well-appointed family bathroom with a bathtub completes the interior layout.

The front terrace is perfect for outdoor dining and entertaining, offering an ideal setting for family gatherings. With no close neighbours overlooking the property, it promises peace and seclusion. For those with equestrian interests, there is also the option to rent additional nearby land, making this an excellent choice for horse lovers.

This is a rare opportunity to acquire a charming rural retreat with convenient access to both nature and local amenities.

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES

Property details

Solid fuel central heating

Fosse non conform

Double and single glazed windows

Kitchen - 28m²

Living room - 56m²

Bedroom 1 - 13m²

Bedroom 2 - 13m²

WC - 2m²

Bathroom - 14m²

Bedroom 3 - 13m²