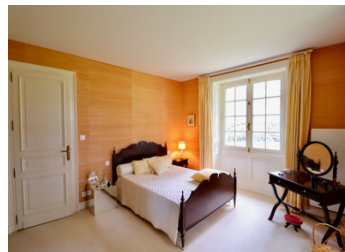


Beautiful & spacious single storey 3 bed house; separate studio; large garden; lovely views; near amenities.



## INFORMATION

Town:	Montbron
Department:	Charente
Bed:	5
Bath:	2
Floor:	260 m2
Plot Size:	10368 m2

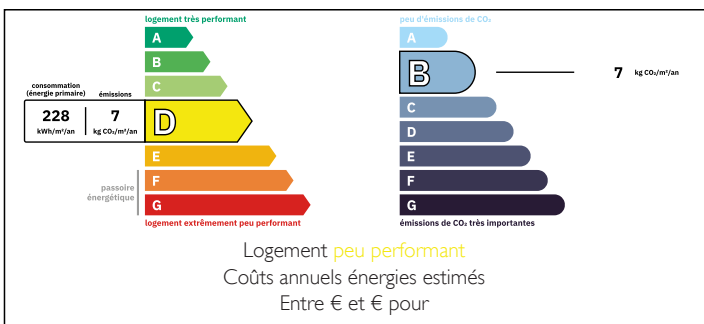


## IN BRIEF

Enjoying a commanding position over the lovely market town of Montbron in the eastern Charente, this beautifully maintained and very spacious 3 bed villa is set within over a hectare of private, landscaped parkland.

With no near neighbours it offers complete seclusion yet is conveniently located for full amenities (

## 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

DPE - D

Electric under floor heating

Double glazed throughout

Beautiful secure gardens

Garden storage

Citerne for rainwater

Room sizes

Entrance hall - 20m<sup>2</sup>

Living rooms - 57m<sup>2</sup> and 35m<sup>2</sup>

Kitchen - 19m<sup>2</sup>

Bedrooms - 14m<sup>2</sup>, 15m<sup>2</sup> 16m<sup>2</sup>

Bathroom with bath tub - 11m<sup>2</sup>

Two large cellars

Double garage and summer kitchen with shower-room and workshop

## LOCAL TAXES

**Taxe foncière: 1800 EUR**

**Taxe habitation: EUR**

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

## NOTES