

## Spacious 3-bed sous-sol home with balcony, garden, garage and scope for rental or guest space



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Montmoreau         |
| Department: | Charente           |
| Bed:        | 3                  |
| Bath:       | 2                  |
| Floor:      | 130 m <sup>2</sup> |
| Plot Size:  | 785 m <sup>2</sup> |

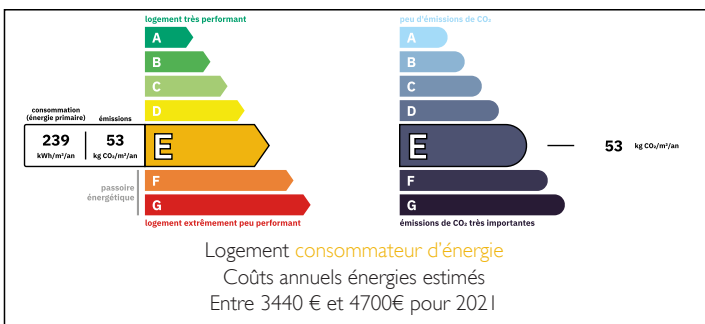


## IN BRIEF

Located in the popular town of Montmoreau in the Charente, this spacious and practical "sous-sol" style home offers flexible living across two levels and a total of 130m<sup>2</sup> of habitable space. With three bedrooms, two kitchens, two bathrooms and multiple storage areas, it's perfect for family living or multi-generational use.

The town offers a full range of amenities including shops, restaurants, schools, and a TER railway station with regular services to Angoulême and further afield. Angoulême itself is just 30 minutes away, making this home ideal for commuters or those wanting a peaceful setting with easy access to the city.

## 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 well-maintained home benefits from gas central heating (Antargaz tank), oak double-glazed windows, and beautiful parquet flooring (currently covered with carpet in some rooms). With two independent entrances, generous room sizes, internal access between floors, and a total living space of 130m<sup>2</sup>, it would suit a growing family or those looking to create a guest suite or income-generating accommodation.

### Ground Floor

Fitted Kitchen (16.2m<sup>2</sup>) – With an external entrance via double-glazed door leading to the front garden.

Shower Room (10.58m<sup>2</sup>) – Spacious with a large walk-in shower and built-in storage cupboard.

Cellar (6.6m<sup>2</sup>) – Includes a WC and plenty of space for storage or utilities.

Garage (30m<sup>2</sup>) – Substantial garage space with internal access.

Covered Terrace (30m<sup>2</sup>) – Ideal for shaded summer dining or relaxing.

Garden – Large outdoor space with 1-tonne Antargaz tank; ample room for play, planting or a potential pool.

### First Floor

Hallway (12.8m<sup>2</sup>) – central corridor to all rooms and internal staircase leading to the lower level.

Living Room (30m<sup>2</sup>) – Bright and welcoming with French doors opening onto a front-facing balcony.

Separate Kitchen (11m<sup>2</sup>) – Functional and well-placed next to the living room.

Bathroom (6m<sup>2</sup>) – Fitted with a bathtub, sink and bidet.

WC (2.3m<sup>2</sup>) – Separate toilet with a small sink.

Bedroom 1 (11.8m<sup>2</sup>) – Parquet floor under carpet.

Bedroom 2 (12.12m<sup>2</sup>) – Parquet floor under carpet.

Bedroom 3 (11m<sup>2</sup>) – Parquet floor under carpet.

This property offers an excellent opportunity to create a comfortable family home with room to grow. The lower level could easily be modernised into a guest apartment, home office suite...

## LOCAL TAXES

Taxe habitation: **1360 EUR**

## NOTES