

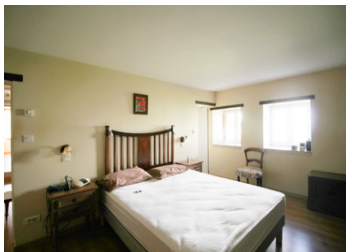
Character-Filled Country Cottage with Pretty Garden and Guest House

EXCLUSIVE



INFORMATION

Town:	Montjean
Department:	Charente
Bed:	2
Bath:	3
Floor:	155 m ²
Plot Size:	2025 m ²



IN BRIEF

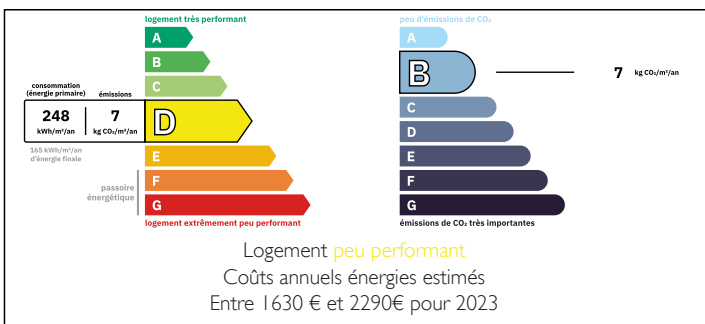
Set in a tranquil location, this characterful detached stone property offers both comfort and potential. The main house has been tastefully renovated and provides approximately 100 m² of living space, featuring underfloor heating via a heat pump and double-glazed windows throughout.

The accommodation includes a spacious living room, dining room, fully equipped kitchen, utility room, one bedroom, and two bathrooms.

In addition, a separate guest house offers a renovation project, comprising three rooms with a total floor area of around 55 m² - ideal for guest accommodation, a gîte, or creative workspace.

Outside, the property boasts a beautifully maintained and private garden extending to just over 2,000 m². Two attractive open-fronted barns (each approximately 40 m²) provide excellent storage or potential for further use.

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

Nestled in a peaceful rural location, this delightful stone property offers a blend of comfort and potential, situated just 8 km from Sauzé-Vaussais and 12 km from Ruffec.

Main House:

- Dining Room: 14 m²
- Kitchen: 19 m²
- Utility Room: 8 m²
- Living Room: 30 m², featuring a parquet floor and a cozy fireplace
- Corridor: Provides access to a 6 m² shower room and the bedroom
- Bedroom: 17 m²
- En-suite Bathroom: 6 m²

The main house benefits from underfloor heating powered by a heat pump and is fitted with double-glazed PVC windows.

There is also scope to convert the attic into additional bedrooms, subject to necessary building permissions.

Outdoor Features:

- A well-maintained front garden
- A rear terrace overlooking the lush garden

Guest House:

Accessible from street level at the front and via a staircase at the back, the guest house offers:

- Entrance Hall: 2.5 m²
- Bathroom: 4 m²
- Kitchen: 17.5 m²
- Living Room: 14 m²
- Bedroom: 17 m²

While the guest house requires some updating, it presents an excellent opportunity for additional accommodation or rental potential.

Outbuildings:

Beneath the guest house are practical outbuildings suitable for storage or workshop use.

LOCAL TAXES

Taxe foncière: 1657 EUR

Taxe habitation: EUR

NOTES