



Ref: A38945MLO16 Price: 136 250 EUR

agency fees included: 9 % TTC to be paid by the buyer (125 000 EUR without fees)

Character house, 3 bedrooms, in a popular village with amenities, close to leisure lakes and activities.



INFORMATION

Town: Montembœuf

Department: Charente

Bed: 3

Bath:

Floor: 85 m²

Plot Size: 196 m2









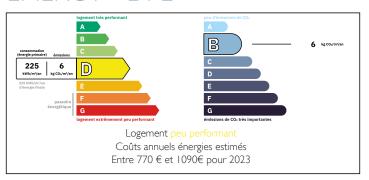




IN BRIEF

This village house sits in an elevated position with a southerly aspect, conveniently placed to walk to the boulangerie, butcher, bank, post office, small supermarket, 2 bars which both serve meals, pharmacy, hairdressers, and weekly market. A short drive to the larger town on Chasseneuil sur Bonnieure 12 minutes away, or La Rochefoucauld with its beautiful old town and chateau and with larger shops 18 minutes away. International Golf La Preze 14 minutes, Michelin star restaurant Moulin de la Tardoire 15 minutes.

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.

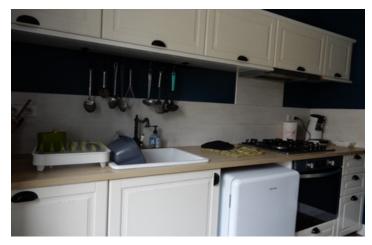
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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is double glazed and has mains drains connection.

On the ground floor:

Entrance hall with comer utility area and WC, main hall, sitting room with wood-burning stove, dining room, fitted kitchen.

There is a cellar space beneath the ground floor which has very useful storage. First floor:

Hallway with space for a desk and chair, family bathroom with WC, two double bedrooms with double aspect windows.

Second floor:

Third bedroom and either side attic storage space. This could be converted into one very large bedroom with en suite as there is a water connection available.

There is an enclosed walled garden with terrace.

Chasseneuil Sur Bonnieure 12 minutes La Rochefoucauld 18 minutes Montbron 16 minutes Angouleme City with fast train/ TGV link 44km Limoges airport 50 minutes

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