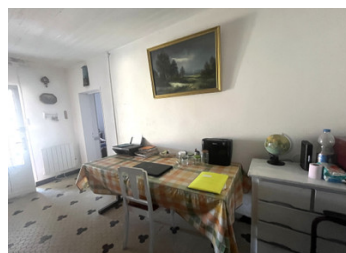
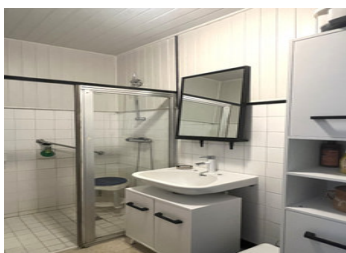


Single-storey country house with 105 m<sup>2</sup> of living space, 3 bedrooms and outbuildings in Montméric.



## INFORMATION

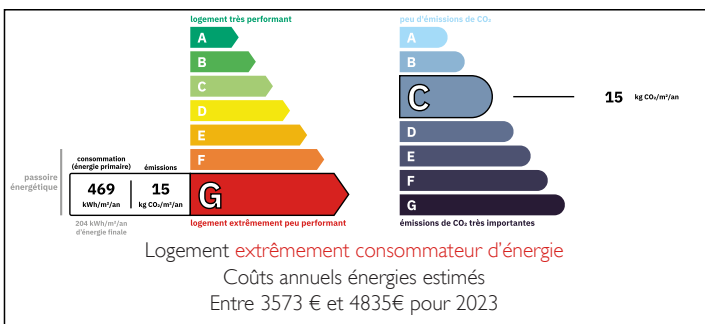
Town:	Montméric
Department:	Charente
Bed:	3
Bath:	1
Floor:	105 m <sup>2</sup>
Plot Size:	883 m <sup>2</sup>



## IN BRIEF

Single-storey country house, ready to move into, located in a quiet hamlet a few kilometres from Barbezieux, Jonzac or Baignes. It comprises a spacious entrance hall, a bright living room/kitchen, three bedrooms, a shower room and a toilet. At the rear, an old open wine storehouse could be converted into an outdoor courtyard, veranda or other rooms to extend the house. A large attached garage and an outbuilding opposite the house complete the property. A plot of land measuring approximately 820 m<sup>2</sup> surrounds part of the property. The roof of the house has been completely renovated this year, except for the garage section. There is no double glazing or drainage system, and part of the attic is insulated. The property is heated with new radiators and the interior walls have been insulated with plasterboard and integrated polystyrene. The...

## 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

House approx. 105 m<sup>2</sup> comprising:

- 3 bedrooms (14 m<sup>2</sup>, 16 m<sup>2</sup>, 15 m<sup>2</sup>)
- a 34 m<sup>2</sup> living room/kitchen
- a 13 m<sup>2</sup> entrance hall
- shower room, toilet, pantry, hallway
- a 100 m<sup>2</sup> garage

an old open wine storehouse of 86 m<sup>2</sup>

An outbuilding of approximately 80 m<sup>2</sup>

A plot of land measuring approximately 820 m<sup>2</sup>

The roof of the house has been recently redone, except for the garage roof.

Sewage system to be installed. No double glazing. Part of the attic is insulated and the interior walls have been insulated with plasterboard and integrated polystyrene. The electrical system complies with current standards.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES