

Charming 3-Bedroom Home with Pool & Superb Outdoor Living – Montignac-le-Coq



EXCLUSIVE



INFORMATION

Town:	Montignac-le-Coq
Department:	Charente
Bed:	3
Bath:	3
Floor:	106 m2
Plot Size:	1824 m2

IN BRIEF

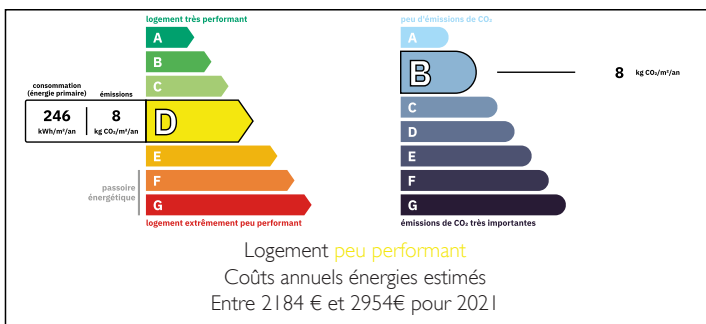
This beautifully presented 3-bedroom, 3-bathroom home offers the perfect blend of comfort, space, and lifestyle.

Set in the peaceful village of Montignac-le-Coq, it features a superb outdoor area with an 8x4 m pool (new liner), multiple terraces for dining and relaxing, a gazebo ideal for a hot tub, and a covered carport.

Inside, the open-plan kitchen and dining room with wood burner create a warm heart to the home, complemented by a separate lounge with patio doors to the terrace and air conditioning. The spacious master suite includes a dressing room and ensuite, with a second bedroom and modern bathroom also on the ground floor. Upstairs, a guest suite offers a private retreat.

Perfect as a family home or holiday property, just a short drive from Aubeterre-sur-Dronne and Chalais.

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

This attractive and versatile 3-bedroom home is set in the charming village of Montignac-le-Coq, surrounded by beautiful countryside and close to popular towns such as Aubeterre-sur-Dronne and Chalais. The property combines modern comfort with classic Charente character and boasts a truly exceptional outdoor area — ideal for enjoying sunny days and warm evenings.

The entrance opens into a bright open-plan dining room (16.54 m²) and kitchen (25.26 m²) with a central wood burner, creating a welcoming and social living space. The separate lounge (21.57 m²) is light yet cosy, with patio doors leading to the terrace and an air-conditioning unit for year-round comfort.

A modern bathroom (4.22 m²) is conveniently located off the kitchen. The main bedroom suite (19.74 m²) includes a dressing area and ensuite (5.35 m²), while a utility room (7.21 m²) — accessible both from the bedroom and from outside — provides a practical space for laundry or could serve as a home office. The second bedroom (10.46 m²) benefits from built-in wardrobes.

Upstairs, a delightful guest suite (14.75 m² + ensuite 4.12 m²) offers comfort and privacy, complete with storage under the eaves — perfect for friends or family.

The outdoor spaces are the star attraction. The 8 × 4 m pool with a brand-new liner forms the centrepiece, surrounded by beautifully designed areas for dining, barbecues, and relaxation. A gazebo area is ready for a hot tub, complemented by a lawned garden, covered carport, and garden shed. Every corner of this outdoor haven...

LOCAL TAXES

Taxe habitation:

EUR

NOTES