

Elegant family home with pool, garden, and large attic—character and comfort in the Charente. 5 Bed 2 Bath



## INFORMATION

Town:	Montmoreau
Department:	Charente
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	1530 m2



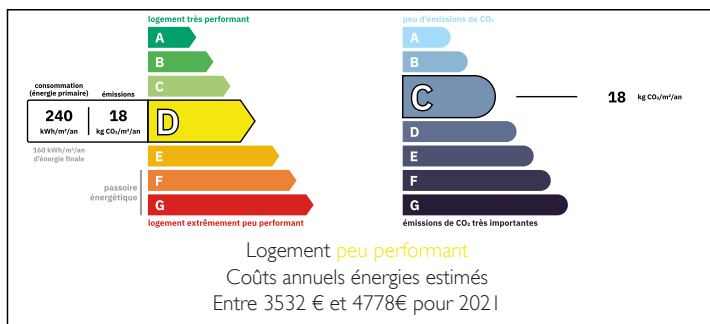
## IN BRIEF

This charming family home offers bright, spacious living spaces with a warm and welcoming atmosphere. The property features modern bathrooms and a contemporary kitchen, while preserving its authentic character with original parquet floors, high ceilings and traditional features. Perfect as a permanent home or holiday property in the southwest of France.

All amenities are within walking distance (schools, secondary school, shops, doctor's surgery, etc.). Montmoreau is known for its sport facilities, tennis, football badminton, a new paddle court, dance, to name but a few.

For your travel needs, the Montmoreau TER station allows you to reach Bordeaux in about 1 hour and Angouleme 30 minutes, both which connect to the TGV

## 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

### GROUND FLOOR

#### ENTRANCE HALL (15 m<sup>2</sup>)

A wide and inviting hallway running from the front to the rear of the house, with glazed doors opening onto the garden via attractive double stone steps.

#### SITTING ROOM (16.2 m<sup>2</sup>)

Cosy and inviting, with a pellet-burning stove, ideal for energy-efficient heating.

#### DINING ROOM (20.8 m<sup>2</sup>)

A generous room, perfect for hosting family meals or entertaining friends.

#### BEDROOM / OFFICE (16.1 m<sup>2</sup>)

A highly flexible space that can serve as a bedroom, study, or ground-floor guest room.

#### GROUND-FLOOR SHOWER ROOM (5.1 m<sup>2</sup>)

With WC and hand basin — ideal for guests or ground-floor living.

#### KITCHEN (15.2 m<sup>2</sup>)

Modern and functional SCHMIDT kitchen installed 7 years ago, featuring contemporary units, integrated breakfast bar, hob and oven.

Lovely open views over the garden and countryside.

### FIRST FLOOR

A light and spacious landing, with the staircase continuing to the attic.

#### BEDROOM 1 (14.3 m<sup>2</sup>)

#### BEDROOM 2 (16.1 m<sup>2</sup>)

#### BEDROOM 3 (16.2 m<sup>2</sup>) with built-in wardrobes

#### BEDROOM 4 (15.1 m<sup>2</sup>) with adjoining DRESSING ROOM (5.49 m<sup>2</sup>, with window)

#### SHOWER ROOM (6.1 m<sup>2</sup>)

Large walk-in shower, WC, and double hand basin. Modern and stylish.

#### ATTIC (96.6 m<sup>2</sup>)

A major highlight: the convertible attic already benefits from windows, electricity, and generous height with no low beams.

Enormous potential for:

- Master suite
- Games room

## LOCAL TAXES

Taxe foncière: **2010 EUR**

## NOTES