

Amazing value for this collection of 3 habitable properties with large gardens - just 10 minutes from Ruffec



INFORMATION

Town:	Montjean
Department:	Charente
Bed:	5
Bath:	3
Floor:	250 m2
Plot Size:	3706 m2



IN BRIEF

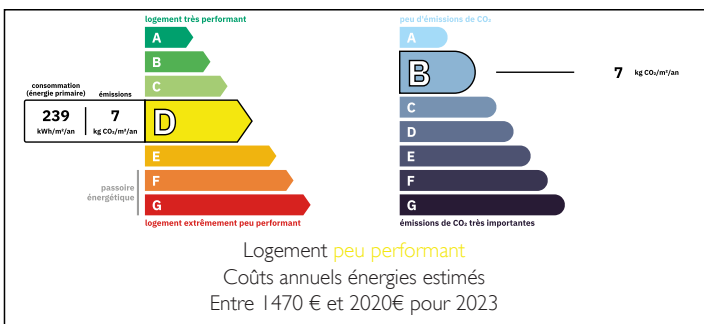
Set in a rural environment and surrounded by open fields, this property offers a rare opportunity with three habitable houses (some refreshment needed) and numerous outbuildings, ideal for a family home with guest accommodation, a gîte project, or multi-generational living.

The main house comprises, on the ground floor, a welcoming veranda, a fitted kitchen, an office, a living room, a lounge, two bedrooms, a bathroom, a separate WC, and a hallway. Upstairs, there are unconverted attic spaces offering further potential.

The guest house, set in the grounds, features a bright living area, a shower room, and a hallway on the ground floor, with a mezzanine / bedroom upstairs—perfect for visitors or rental use.

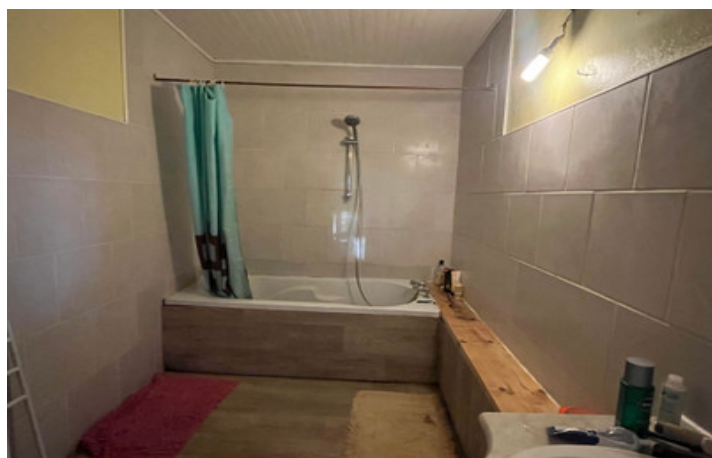
The third house, attached to the main house but with a separate driveway offers, on the ground floor,

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

Set in a rural environment and surrounded by open fields, this attractive property just outside the village of Montjean offers a rare opportunity with three separate houses and numerous outbuildings, ideal for a family home with guest accommodation, a gîte project, or multi-generational living.

Main House :

Veranda : 17m²

Kitchen : 21m² with woodburning stove

Office : 12m²

Lounge : 34m² with woodburner

Music room : 13m²

Bedroom : 22m²

Bedroom : 12m²

Bathroom : 6m²

WC : 2m²

Utility area : 12m²

First floor : Attics

Cellar

Second house : (set in the garden)

Kitchen/Lounge/Diner : 30m²

Shower Room : 4m²

Storage area : 5m²

First Floor :

Mezzanine bedroom : 15m²

Third House : (attached to the main house and accessed via a separate driveway and covered terrace : 30m²)

Ground Floor:

Veranda : 10m²

Lounge : 30m²

Kitchen : 15m²

LOCAL TAXES

Taxe habitation: EUR

NOTES