

Beautiful village home with generous volumes, open-plan living spaces and gardens



INFORMATION

Town:	Montmoreau
Department:	Charente
Bed:	4
Bath:	3
Floor:	198 m2
Plot Size:	5315 m2

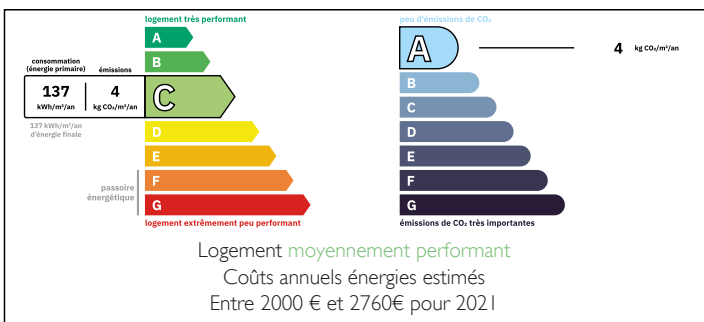


IN BRIEF

Located in a peaceful village, this attractive property has been largely renovated to create a bright and spacious home, while still offering scope to complete certain areas to suit individual taste. The ground floor provides generous open-plan living and dining space, a large kitchen and practical utility areas, ideal for modern family life and entertaining. Two wooden staircases lead to the first floor, offering well-proportioned bedrooms, bathrooms and flexible accommodation.

Outside, the property benefits from a low-maintenance courtyard and a larger garden with fruit trees, a covered pond and private access. Additional features include a barn, workshop, garages and ample storage. Double glazing and a heat pump system add comfort and efficiency. A train station with links to Angoulême and Bordeaux is accessible by a short drive, making this an ideal family home, second residence or lock-up-and-leave

ENERGY - DPE



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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

Situated in a calm village environment, this appealing property has been thoughtfully renovated to a high standard in many areas, creating a bright, spacious home while retaining the opportunity for a new owner to complete and personalise remaining elements. The result is a flexible and comfortable property offering both immediate usability and future potential.

The ground floor is centred around a large open-plan living and dining space of approximately 41 m², providing an excellent setting for family life and entertaining. This flows naturally into a generously sized kitchen of around 30 m², offering ample room for cooking, dining or further enhancement if desired. A separate utility room, shower room, WC and additional versatile space add practicality and storage options to the layout.

Character wooden staircases located at either end of the house lead to the first floor. Here, the accommodation includes a spacious principal bedroom with en-suite bathroom, along with further bedrooms that can be adapted for family use, guest accommodation or home office space. Additional bathroom and WC facilities serve the floor.

Attached to the main house is a good sized barn of approximately 45 m², complemented by a workshop measuring around 32 m². These spaces provide excellent storage, workspace or development potential, subject to the necessary permissions.

To the rear, the property opens onto a charming courtyard designed for easy upkeep, ideal for outdoor dining and relaxation. Beyond this lies a larger garden with mature fruit trees, a covered pond and a private entrance, offering a...

LOCAL TAXES

Taxe habitation: EUR

NOTES