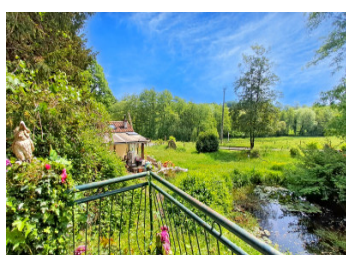


**UNDER OFFER - Off grid property in a disused quarry! Beautiful surroundings, perfect for self sufficiency.**



## INFORMATION

Town:	Montembœuf
Department:	Charente
Bed:	0
Bath:	0
Floor:	32 m2
Plot Size:	7450 m2



## IN BRIEF

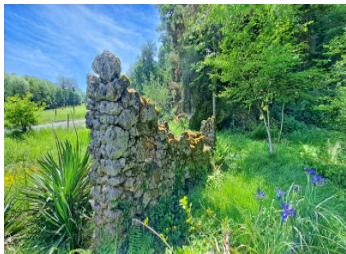
Charming detached single-property retreat set within a former quarry, offering 42 m<sup>2</sup> of living space on an expansive 7,450 m<sup>2</sup> plot. Surrounded by striking natural rock formations, the property features a tranquil spring-fed pond and complete privacy with no near neighbours. Equipped with solar panels, the home operates off-grid with no mains electricity but benefits from mains water

## ENERGY - DPE

DPE not required.

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

A rare opportunity to acquire a unique, fully detached property set within a former quarry, offering a truly distinctive natural setting. The property provides approximately 42 m<sup>2</sup> of living space and sits on an extensive 7,450 m<sup>2</sup> plot, surrounded by dramatic rock formations that create a striking and characterful landscape.

Accessed by the road, the house enjoys a peaceful, unspoiled environment with no immediate neighbours, making it ideal as a retreat, holiday home, or off-grid lifestyle property. The land itself is a key feature, combining rugged stone backdrops with open areas and a charming spring-fed pond that adds to the tranquil atmosphere.

The property is equipped with solar panels, supporting an off-grid way of living. While there is no connection to mains electricity, there is a mains water supply. The setting offers a rare blend of independence and natural beauty, with the former quarry providing both shelter and a unique visual appeal.

This is a property for those seeking something out of the ordinary — a private haven immersed in nature, with remarkable geological features and a sense of complete escape.

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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