

House close to the centre of Montignac and its shops, with 3 bedrooms and outbuildings

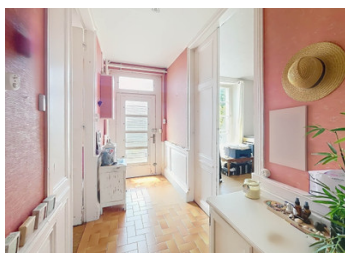


## INFORMATION

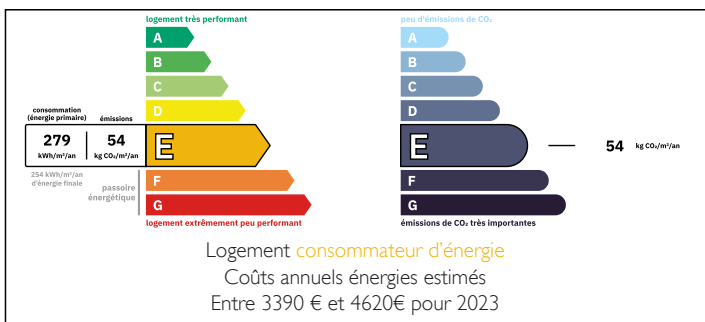
|             |                    |
|-------------|--------------------|
| Town:       | Montignac-Charente |
| Department: | Charente           |
| Bed:        | 3                  |
| Bath:       | 1                  |
| Floor:      | 129 m2             |
| Plot Size:  | 1492 m2            |

## IN BRIEF

This house, just a stone's throw from the centre of Montignac and close to the Charente, offers huge potential; a modernisation will bring out all its qualities and possibilities. Ideal as a first home and/or for a self-employed business with adjoining premises.

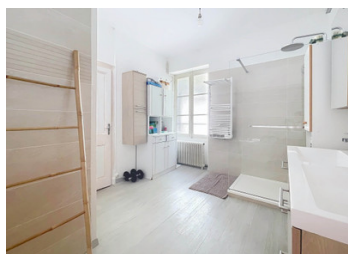
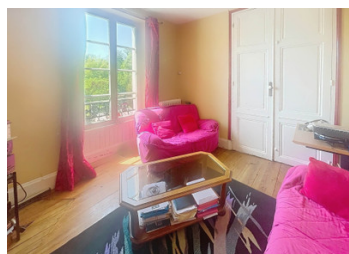


## ENERGY - DPE



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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

With a living area of 129 m<sup>2</sup>, this charming house comprises, on the ground floor:

- Entrance hall (4 m<sup>2</sup>) leading to a dining room (19 m<sup>2</sup>) and a cosy sitting area (13 m<sup>2</sup>)
- Fitted and equipped kitchen (11 m<sup>2</sup>)
- Pantry (9m<sup>2</sup>) with access to the cellar (17m<sup>2</sup>)
- Toilet

The bright landing on the first floor leads to three bedrooms (13, 18 and 12m<sup>2</sup>), a dressing room (3m<sup>2</sup>), a fully refurbished bathroom (10.5m<sup>2</sup>) with shower and bath, and a separate toilet

The outbuildings comprise a light-filled conservatory (17m<sup>2</sup>) opening onto a large terrace with views over the Charente, and a leafy spot on higher ground at the rear of the house

A 56m<sup>2</sup> workshop (which could be converted into living accommodation or business premises), a garage and a small outbuilding complete the property.

Also worth noting is a lovely plot of land, not attached to the house but situated directly opposite it, on the banks of the Charente

Although the house is in need of some refurbishment, it offers remarkable potential to give free rein to your imagination and create your own unique atmosphere

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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 foncière: 1565 EUR**

## NOTES