

OFFER ACCEPTED - 4 bedroom bungalow, detached with large garden. Village location, close to shops.

EXCLUSIVE



INFORMATION

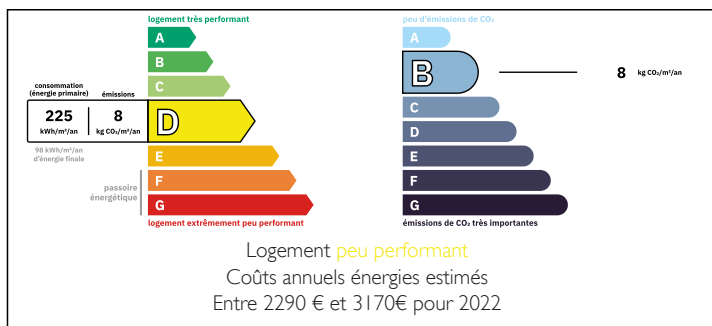
Town:	Montembœuf
Department:	Charente
Bed:	4
Bath:	1
Floor:	116 m2
Plot Size:	1615 m2

IN BRIEF

Attractive 4 bedroom detached bungalow offering a garage, generous garden, double glazing throughout, and mains drainage.

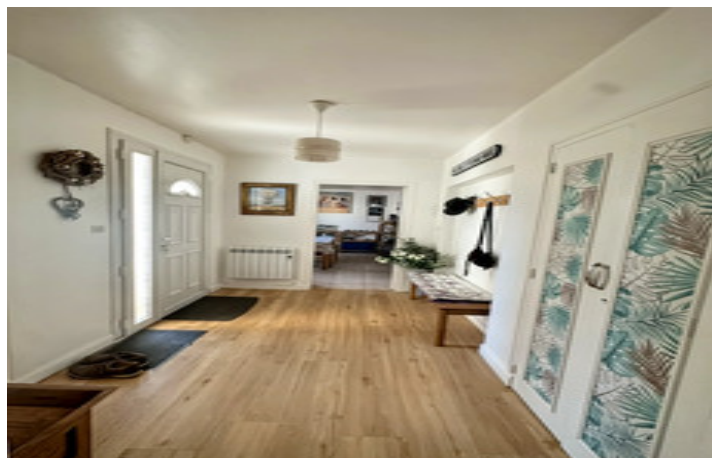


ENERGY - DPE



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

This spacious bungalow is offered , providing versatile accommodation ideal for family living or those seeking generous single-level space.

The property features a bright and comfortable lounge measuring approximately 24m², complemented by a modern newly fitted kitchen (15m²) and a separate dining room (12m²), ideal for both everyday living and entertaining. A practical utility room (5m²) adds further convenience.

There are four well-proportioned bedrooms, including Bedroom 1 (11m²), Bedroom 2 (11m²), Bedroom 3 (12m²) and Bedroom 4 (12m²), with built-in wardrobes and excellent storage throughout. A new bathroom and separate WC complete the internal accommodation, along with an additional storage room (7m²).

Externally, the property benefits from a large, well-maintained garden featuring a terrace and pergola, perfect for outdoor dining and relaxation. Further highlights include a log store and a substantial separate workshop (26m²), ideal for hobbies or home projects.

An integral garage (15m²) provides secure parking or additional storage. Overall, this is a versatile and spacious home in offering excellent indoor and outdoor living space

Some decorating is required inside the property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1178 EUR

NOTES