

A unique opportunity to acquire a home, workshops, storage and a shop with ample parking



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Montboyer |
| Department: | Charente  |
| Bed:        | 4         |
| Bath:       | 0         |
| Floor:      | 130 m2    |
| Plot Size:  | 1805 m2   |

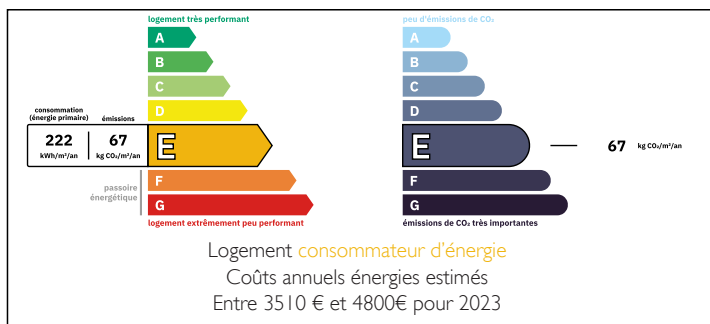
## IN BRIEF

An unusual find with great business potential, huge workshop spaces, family home, large parking area and a shop.

Located set back from the main road to Angouleme in an attractive hamlet in the South Charente.

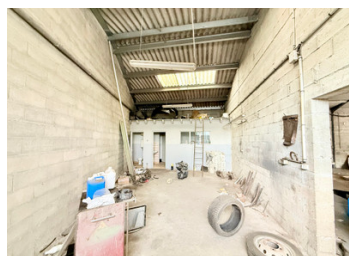


## ENERGY - DPE



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

At the heart of this attractively priced property is a four-bedroom family home of 130 square metres with large kitchen and living room, double glazing all in good condition and with the added benefit of mains drains.

A former motor dealership, with full garage facilities, this property has an amazing potential for workshops, storage, and a small shop.

2 Large workshops of 200 and 110 square metres

An early viewing is highly recommended.

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

## NOTES