



House

MONTJEAN (16)

226 800 €



169 m²



9 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Montjean, small town located on the border of Charente and Deux Sèvres (New Aquitaine region) 9 km from Ruffec and 49 km from Angoulême. The town benefits from a bakery, a café, tobacco restaurant, post office and a school. Come and discover this charming house from the 1970s anchored in lush greenery. Located near the center of the village, the house is built on a fenced plot of 3705 m². It consists on the ground floor of a veranda, a kitchen open to a living-dining room, a bedroom (9.7 m²), a heated veranda (16 m²) opening onto a terrace overlooking the park, a storeroom, a technical room which houses the heat pump and a corridor which leads you to a bathroom and a toilet. Upstairs the corridor leads to 3 bedrooms (12 m²/9.7 m²/13 m²), an office (14 m²), a large living room (26 m²) opening onto a balcony with possibility of access to the garden, a bathroom, a bathroom and 2 toilets. The frames are in single-glazed wood with electric shutters, the verandas are in PVC. Outside, a double detached garage that can accommodate a camper van and a car, this garage is fitted out with a mezzanine and a workshop area. Several wooden sheds, a greenhouse, as well as fruit trees decorate the landscaped park. An ornamental pond with fish and its relaxation area (eating shelters with electricity and water). The roof is correct, two gates, one automatic to access the double garage and one manual. The house is self-sufficient in water (water table) only the water in the kitchen benefits from the water meter. Non-compliant septic tank sanitation.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 8,00% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 849258

Property type House

Year of construction 1970

Exposure S-W

View Vue dégagée, sur Jardin

SURFACES

Living space 169 m²

Living room surface 16 m²

Land surface 3705 m²

COMPOSITION

Number of rooms 9

Number of bedrooms 4

Number of bathrooms 1

Toilets count 3

Washrooms 2

Balcony 1

Terrace 1

DPE/GES

DPE 145

GES 4

APPENDIX

Parking couvert

Parking space 2

Garage 2

Videophone Non

SERVICES

Heater pompe à chaleur

Heater bois

Kitchen équipée



CAPIFRANCE
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SAS au capital de 100.000 euros

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