



## Character property with pool with absolute privacy,

16190, Montmoreau-Saint-Cybard, Charente, Nouvelle-Aquitaine

\* Available \* 2 Beds \* 1 Bath

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# €296,800

Ref: BVI17478



## Property Description

Character stone farmhouse, in an exceptionally good location. The property sits on its own with no near neighbours, has its own private lake of around 7000 m<sup>2</sup> with fish, fed by an underground source, a swimming pool and a gite for summer lets or guests. The property comprises an entrance hall, kitchen/dining room, a sitting room, a bedroom downstairs and a bathroom, and three further rooms upstairs. There are several barns, and a gite with two bedrooms and a sitting area with kitchen plus shower room. Plenty of space, terraces, good views! Price including agency fees: €296,800 Price excluding agency fees: €280,000 Buyer commission included: 6%

