



## Stone built 4 bedroomed 'Maison de Maître' Charentaise in a quiet hamlet,

16220, Montbron, Charente, Nouvelle-Aquitaine

\* Available \* 4 Beds \* 2 Baths

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€158,050

Ref: BVI58989

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**French Entrée** 



## Property Description

This spacious semi detached property comprises: Entrance hall, large farmhouse kitchen with exposed beams and log burner, lounge with original oak flooring, dining room which needs to be renovated, and an office. There is double glazing throughout. Upstairs there are 4 large bedrooms, a shower room, and a family bathroom. The attached garden has well established shrubs, trees, a potager, a large barn, stables for 3 horses, and a hangar. There is a further barn, atelier and a bread oven. The property is connected to mains drainage, and has oil central heating, the boiler is old and does need to be replaced but still works. The property is only 4kms from local shops, bars and restaurants. Ideal for a B&B or chambres d'hÃ´tes. The garden of 3176mÂ² is securely fenced, and mature trees keeps the garden private from the surrounding neighbours.

Price including agency fees : 158.050 €

Price excluding agency fees :145.000 €

Buyer commission included: 9 %

