



## Authentique et élégante maison de caractère, lumineuse et accueillante



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 138,440

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Montmoreau-Saint-Cybard
Ταχυδρομικός κωδικός:	16190
Δημοσιεύθηκε:	28/02/2026

### Περιγραφή:

Your SAFTI real estate advisor, Isabelle Calleeuw, presents this charming home with garage and garden, ideally located in Montmoreau, in South Charente, in a pleasant small town with essential services.

From the moment you enter, this character property of approximately 150 m<sup>2</sup> of living space impresses with its welcoming atmosphere, beautiful natural light, and generous volumes, offering a comfortable and pleasant living environment.

The ground floor features spacious living areas, perfect for family life or entertaining guests: a large 33 m<sup>2</sup> dining room, a bright 28 m<sup>2</sup> living room with wooden flooring, and a 15 m<sup>2</sup> open kitchen, functional and convivial.

Upstairs, you will discover three large bedrooms (15 m<sup>2</sup>, 16 m<sup>2</sup>, and 19 m<sup>2</sup>), bright and comfortable, as well as a spacious 16 m<sup>2</sup> bathroom with bathtub and shower. Double-glazed windows provide comfort and tranquility.

Outside, a private garden-terrace behind the house allows you to enjoy sunny days in peace. An additional independent garden of 372 m<sup>2</sup> is ideal for a vegetable garden or relaxation area.

The property also offers highly sought-after features:



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a large garage of over 36 m<sup>2</sup>, a 30 m<sup>2</sup> cellar, and connection to the main sewer system.

Recent improvements include electrical upgrades, new radiators, and attic insulation, ensuring comfort and peace of mind.

The location is a major advantage: shops, schools, and services nearby, as well as Montmoreau train station, providing access to Angoulême in about 25 minutes and Bordeaux in about 1 hour.

This home offers a pleasant lifestyle and excellent potential, ideal as a main residence, holiday home, or investment.

Contact me today to arrange a viewing.

Κατασκευάστηκε: 1900

### **Κοινά**

Κρεβατοκάμαρες: 3  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 153 τ.μ  
Μέγεθος αυλής: 525 τ.μ

### **Room details**

Total rooms: 5

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 141

### **Building details**

Parking: Ναί

### **Lease terms**

Date Available:

### **Επιπλέον πληροφορίες**

Link: [http://www.arkadia.com/AGHX-T713346/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T713346/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1612181



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