



Authentique et élégante maison de caractère, lumineuse et accueillante



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 161,959.84

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Montmoreau-Saint-Cybard
ZIP code: 16190
Posted: Feb 28, 2026

Description:

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 m² 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 m² dining room, a bright 28 m² living room with wooden flooring, and a 15 m² open kitchen, functional and convivial.

Upstairs, you will discover three large bedrooms (15 m², 16 m², and 19 m²), bright and comfortable, as well as a spacious 16 m² 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 m² is ideal for a vegetable garden or relaxation area.

The property also offers highly sought-after features:



a large garage of over 36 m², a 30 m² 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.

Built: 1900

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 153 sq m
Lot Size: 525 sq m

Room details

Total rooms: 5

Energy efficiency

Energy Use (kWh/m²/year): 141

Building details

Parking: Yes

Lease terms

Date Available:

Additional information

Website URL: 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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