

Character House with 5 bedrooms , heated salt water pool and garden . Nr to Cognac

EXCLUSIVE



INFORMATION

Town:	Migron
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	169 m2
Plot Size:	1037 m2

IN BRIEF

Set in the centre of a village , the property offers all you need ! 5 minutes walk to the boulangerie with butchers , hairdressers , post office and convenience store all close by.

The house is full of character , with tall ceilings, original staircase and fireplaces .

Offering 5 bedrooms on the first floor , one of which is ensuite with dressing room .

The fully fitted kitchen on the ground floor opens up to the rear terrace and gardens - offering a warm sunny spot even in the winter sun .

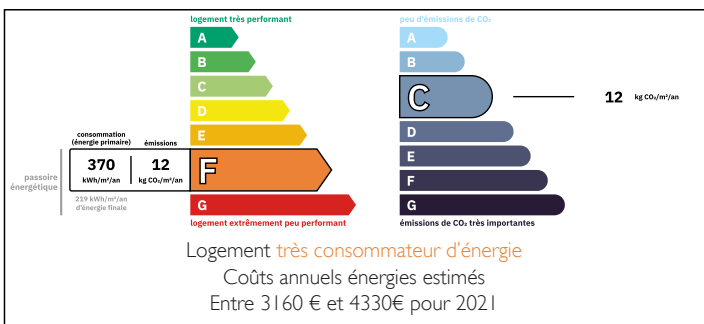
A rear kitchen , WC and large office on the ground floor .

Large 10 x 5 m salt treated automated swimming pool which is heated .

Surrounded by private terrace and covered seating area . There is also a WC for users of the pool .

Manageable...

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The house in more detail :

ENTRANCE HALL : 15m² with original ornate staircase .

SALON : 24m² with original fireplace and woodburner .

KITCHEN : 27m² . Fully fitted with integrated appliances .Door to exterior terrace .

REAR KITCHEN : 12m² with Larder 9m² .
WC .

Corridor leading to OFFICE 24m² which could be used as a bedroom .

FIRST FLOOR :

BEDROOM 1 : 11m²

BEDROOM 2 : 11m²

BEDROOM 3 : 11m²

Separate Shower , WC and Bathroom 7m²

Corridor leading to BEDROOM 4 : 12m²

MASTER BEDROOM : 26m² including EN-SUITE shower room with WC and separate DRESSING ROOM .

Garage 22 m² attached to house.

EXTERIOR : Terrace accessed from the kitchen and rear kitchen .

Gravel driveway and manageable garden .

Pool area with 10 x 5 Swimming pool - salt water with heater . Recent liner .

Terrace and covered seating area .

Pool room and separate WC .

Various dependences 140m² which could be transformed iif required to living space with the correct permis .

LOCAL TAXES

Taxe foncière: 1150 EUR

Taxe habitation: EUR

NOTES