

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 .

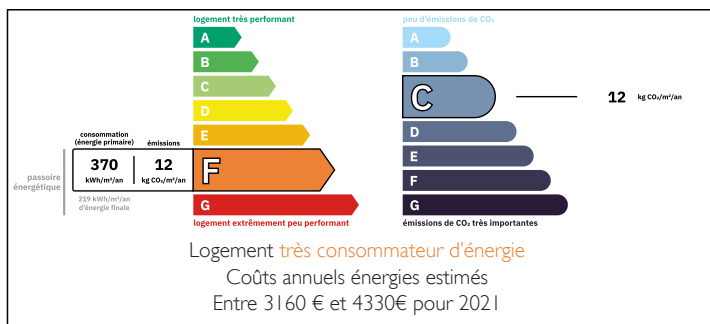
A rear kitchen , WC and large office on the ground floor .

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



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



LOCAL TAXES

Taxe foncière: 1150 EUR

Taxe habitation: EUR

NOTES

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 if required to living space with the correct permis .