

Charming stone-built residence with 4/5 spacious bedrooms, a picturesque garden, and exquisite interior decor



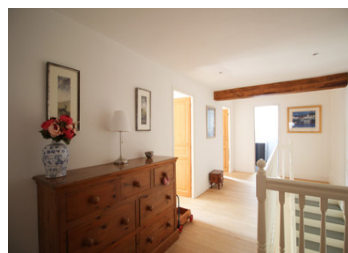
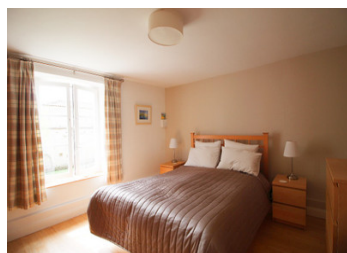
INFORMATION

Town:	Mons
Department:	Charente
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	891 m2

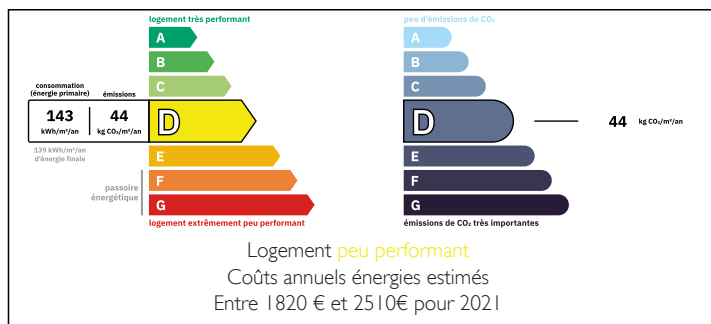
IN BRIEF

This cherished family home, meticulously cared for by its current owners, offers expansive reception areas and a study downstairs, and four bedrooms upstairs, each floor featuring a shower room. The property boasts an easily managed garden and convenient outbuildings.

Internally, the decor is impeccable, boasting new plaster and flooring, alongside fully rewired electrics. Amenities are conveniently located in the nearby villages of Aigre, Mansle, and Rouillac.



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: 700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property in further detail :

GROUND FLOOR :

Large living room (30 m²)

Kitchen with dining area (27 m²)

Office or bedroom (13,5 m²)

Shower room (5 m²) with toilet

Utility room (4 m²)

Boiler room (oil fired central heating)

FIRST FLOOR :

Landing (12 m²)

4 bedrooms (16, 16, 18 and 10 m²)

Modern shower room (5 m²)

OUTBUILDINGS :

Garage (24 m²)

House to renovate (17 m² on the ground floor with another floor above it)

Open fronted barns (20 m²)

Summer kitchen

More pictures available upon request. Visits highly recommended!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>