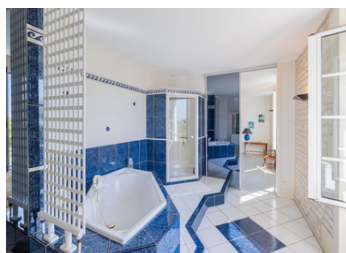
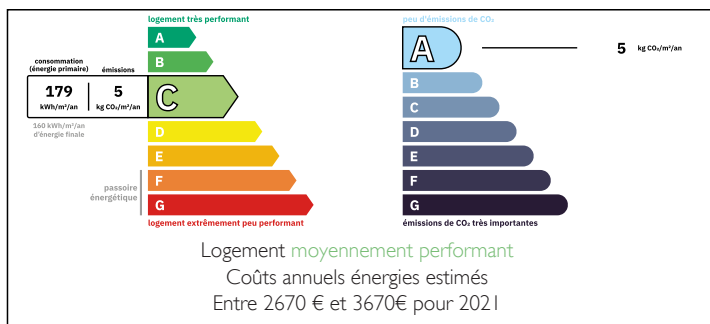


Impressive totally renovated 4 bedroom country house and second detached house, between Saintes & Pons.



ENERGY - DPE



INFORMATION

Town:	Montils
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	311 m ²
Plot Size:	5470 m ²

IN BRIEF

The current owners have updated the property to benefit from modern living whilst retaining the original charm and character. Part of the main house was renovated in 2020, along with an additional detached completely renovated house of 117m² & attached 23m² garage, with obvious gite potential.

The main house offers spacious & bright rooms across the ground floor including an impressive entry hall, living room, dining room, office & modern kitchen, a second living/dining room with back kitchen, shower room & WC, and a modern boiler room.

The first floor enjoys a long bright hallway, leading to 4 bedrooms, 2 of which are en-suite plus another shower room & separate WC.

Part of the terrain is constructible & suitable for a pool.

The charming gardens offer privacy & can be accessed by 3 separate entrances.

The property is ideally situated between...

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: 1219 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

he house in more detail :

GROUND FLOOR

Entrance hall : 18.4m²

Salon 1: 27.4m²

Dining room: 30.3m² with fireplace

Bureau: 17.7m²

Pantry: 3.1m²

Kitchen: 18.4m² modern & fully equipped

Boiler room: 12.0m²

Salon 2 & kitchen: 55.2m² with shower room & WC

FIRST FLOOR:

Hallway: 11.0m²

Bedroom 1: 18.7m² with ensuite shower room.

Bedroom 2: 17.1m² with ensuite bathroom room with bath, shower & WC

Hallway: 14.6m²

Bedroom 3: 21.0m²

Bedroom 4: 17.1m²

Shower room: 5.7m²

WC: 2.32m²

Second house :

117m² total habitable space

Entry hall: 2.7m²

Dining room: 21.9m²

Kitchen: 8.2m²

Pantry: 4.6m²

Living room: 34.1m²

Garage :23m².

Outbuildings:-

Modern wooden shed: 11.0m²

Renovated stone outbuilding: 8.8m²

Exterior :

Fenced & walled well maintained gardens with mature shrubs, fruit trees, flowers, 3 entrances, to sides & the rear of the property, inc. Stone front terrace and well.

Double glazed throughout, modern pellet boiler, mains drainage.