

Detached house with 4 bedrooms and 2 bathrooms . Dependances and park garden . Quiet and tranquil location .

EXCLUSIVE



## INFORMATION

Town:	Migron
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	183 m2
Plot Size:	3317 m2

## IN BRIEF

Set on the outskirts of a village with commerces ; detached house offering large living spaces with one bedroom and bathroom on the ground floor with a further 3 bedrooms and shower-room on the first floor .

The house is set within park gardens and very private with a large grange and other dependencies which offer gite potential with the right permissions . Quiet and calm location with no passing traffic - the hamlet is on the edge of a small forest which offers many walks and nature .

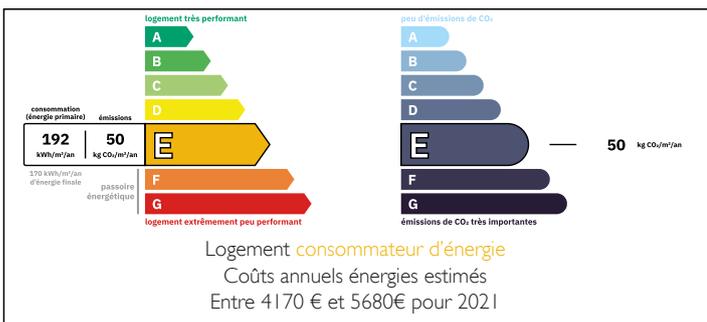
The house benefits from a recent new roof and oil fired central heating .

The popular towns of Charente Maritime are all very close : Cognac 18km , Saint Jean D'Angely 20km and Saintes 27km .

The beautiful sandy beaches of the Atlantic are just 65km away .

Bordeaux 110 km

## 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 :

Ground Floor :

ENTRANCE : 5m<sup>2</sup>

SALON : 23m<sup>2</sup> With woodburner .

KITCHEN : 23m<sup>2</sup> with fitted units .

OFFICE : 2m<sup>2</sup>

REAR KITCHEN : 13m<sup>2</sup> with fitted units .

DINING AREA : 20m<sup>2</sup> with double doors to garden and staircase .

BEDROOM : 16m<sup>2</sup>

BATHROOM : 7m<sup>2</sup> with bath and WC.

FIRST FLOOR :

BEDROOM 2 : 17m<sup>2</sup>

BEDROOM 3 : 15m<sup>2</sup>

BEDROOM 4 : 11m<sup>2</sup>

SHOWER ROOM : 5m<sup>2</sup> with WC

Exterior - Large dependence to the rear of the garden with barn to the front of the property ; both giving options for development with the right permissions .

## LOCAL TAXES

Taxe foncière: **830 EUR**

Taxe habitation: **EUR**

## NOTES

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