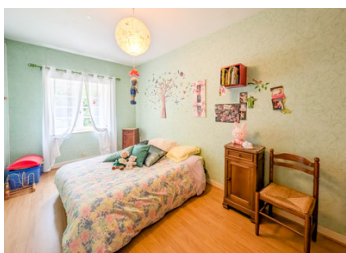


Charming property 152m and a studio to renovate 55m . Garden, Garage, Outbuildings - 5mn from Montendre



## INFORMATION

Town:	Montendre
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	152 m2
Plot Size:	3275 m2

## IN BRIEF

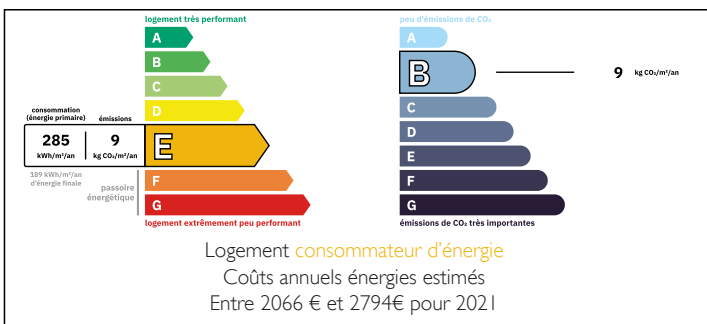
On the outskirts of Montendre, this single storey property is set up in a private and peaceful environment.

Access to the property is via a private driveway lined with lime trees. After opening the electric gate on your left is the carport for 2 cars and/or camper van.

The main house consists of a fitted and equipped kitchen, a living room with a wood stove, a large dining room with an open fireplace, 4 bedrooms, 1 bathroom, 1 separate toilet, 1 dressing room. A 25m<sup>2</sup> room can be renovated according to your needs, to which is added a great opportunity to develop the attic.

The studio is to be completely renovated. A great opportunity to create rental income or accommodation to welcome family and friends.

## 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:** 1220 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

MORE PHOTOS AND FLOOR PLAN AVAILABLE ON REQUEST

### TECHNICAL INFORMATION - MAIN HOUSE

Double glazing except for 3 windows and a door

Heating: wood and convectors

Electric hot water tank

Water softener

2 septic tanks: main house all-water tank and second house to renovate is watertight tank.

Energy rating E

### MAIN HOUSE

Fitted and equipped kitchen with closed fireplace - 17m<sup>2</sup>

Living room with wood stove - 23m<sup>2</sup>

Dining room with open fireplace - 34m<sup>2</sup>

Bedroom 1 - 14m<sup>2</sup>

Bedroom 2 - 12m<sup>2</sup>

Bathroom - 9m<sup>2</sup> with 2 sinks, a bathtub and a shower

WC with sink - 3m<sup>2</sup>

Bedroom 3 - 12m<sup>2</sup>

Bedroom 4 - 17m<sup>2</sup>

Dressing room - 3m<sup>2</sup>

Room to renovate - 25m<sup>2</sup> - Access to the attic - The latter can be converted according to your needs.

### Adjoining

a garage - 27m<sup>2</sup>

a wine storehouse - 31m<sup>2</sup>

a workbench - 43m<sup>2</sup>

a barn - 82m<sup>2</sup>

### Not adjoining

a carport and small outbuilding - 30m<sup>2</sup>

A camper van can be parked under the carport.

SECOND HOUSE - adjoining the main house - 55m<sup>2</sup>

A complete renovation is necessary

Dining room/Living room - 20m<sup>2</sup>