

Character detached house with 3 bedrooms /2 bathrooms . Dependences, workshop and gardens . 15km to Cognac.



INFORMATION

Town:	Mons
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	4235 m2

IN BRIEF

Set in a hamlet in the pretty Charente Maritime country side - 15km to the historic town of Cognac and only 60km to the Atlantic coast .

Character detached property with a pillared gated courtyard entrance , with gardens to the side and rear .

The house has many original features - fireplaces , exposed stone and beams , parquet floors .

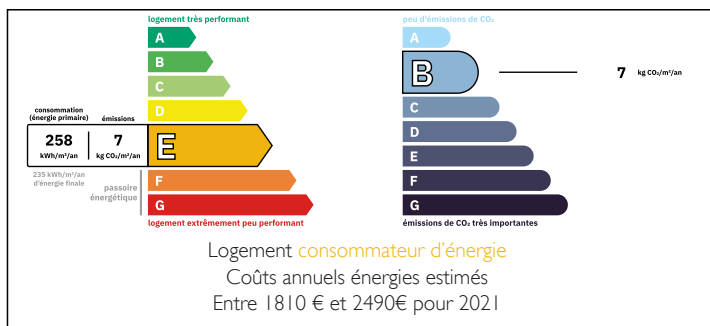
The house has been renovated with care and attention over the last 20 years by the current owner - using materials that respect the essence of the original property .

The house offers 2 large reception rooms on the ground floor , of which the kitchen has double doors which open onto the terrace .

On the first floor , 3 large bedrooms and 2 bathrooms .

Attached to the house is a dependence which has the ability with the correct...

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.



LOCAL TAXES

Taxe foncière:	525 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The house in more detail :

Ground floor .

Entrance with cloakroom / WC and staircase to first floor .

Salon with parquet floor and original fireplace .

Kitchen / dining room with original fireplace and french door opening to outside terrace area .

First floor :

Hallway leading to Bedroom

Bedroom 2 :

Bedroom 3 :

Bathroom with shower and WC

Bathroom with shower and WC

Doorway leading to dependence over 2 floors which has plasterboard walls , electricity and double glazing .

Perfect opportunity to create a small gite or extra living accomadation with the right permissions .

Outside :

Courtyard garden to the front with large open hanger with mezzanine floor plus workshop with mezzanine storage .

Small dependances for stocking bikes and wood .

Garden and terrace to both the side and rear of the property with a wooded area to the rear of garden .
Natural hedges .

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