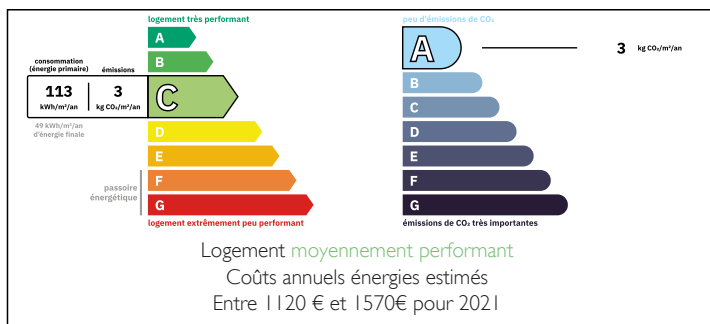


Single storey house ; 2 beds plus large office . 1.2ha grazing land . 10 miles to Cognac & 40 miles to Coast



ENERGY - DPE



INFORMATION

Town:	Migron
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	125 m2
Plot Size:	12412 m2

IN BRIEF

Energy-Efficient Modern Home Surrounded by Nature

Discover this modern, energy-efficient home nestled in the countryside but close to amenities .

Perfect opportunity for horses or small holding with 1.2 hectares grazing with electric fencing and cabins . Equipped with a wind turbine (saving €30/month), a heat pump, closed fireplace, and underfloor heating, it ensures comfort while keeping energy bills low. Energy performance rating of C.

Inside a 42m² living room with 2 sets of sliding doors opening into a 23m² kitchen, perfect for family gatherings and entertaining.

2 bedrooms of 12m2 plus a dressing room , with a further room of 8m2 currently used as a 3rd bedroom .

Bathroom with bath and shower plus separate WC . Large terrace with a 21m² veranda for year-round relaxation.

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.



DESCRIPTION

null

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

LOCAL TAXES

Taxe foncière: 980 EUR

Taxe habitation: EUR

NOTES