

House with 6 bedrooms and 2 bathrooms plus large games room. Dependances . Nr to Cognac .



## INFORMATION

Town:	Migron
Department:	Charente-Maritime
Bed:	6
Bath:	2
Floor:	275 m <sup>2</sup>
Plot Size:	824 m <sup>2</sup>

## IN BRIEF

Spacious Family Home in Migron – 11 Rooms, 275 m<sup>2</sup>

Located in the charming village of Migron, Charentaise house offering 275 m<sup>2</sup> of living space on a fully enclosed 824 m<sup>2</sup> plot. Perfect for families, this property combines traditional charm with modern conveniences.

Ground Floor:

- Entrance leading to a fitted kitchen
- Cozy living room with a wood-burning insert
- Bright dining room
- Practical utility room
- Hallway and separate WC

First Floor:

- Landing leading to 6 comfortable bedrooms
- A bathroom and a shower room
- A versatile utility space

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.

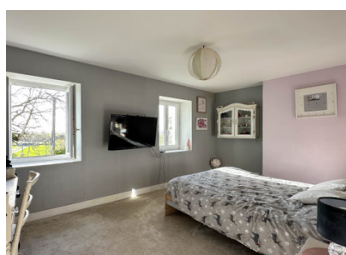
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

PVC double-glazed windows

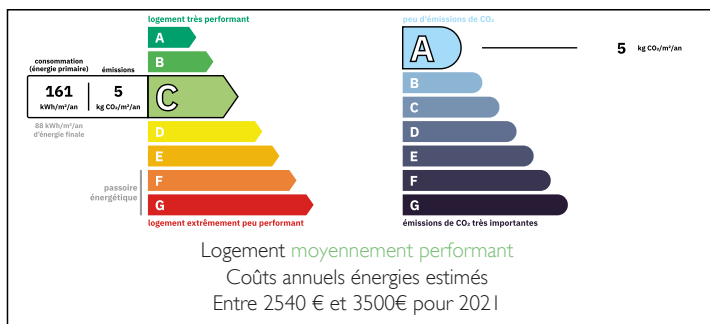
Water softener

Fiber optic internet connection available

Air-to-air heat pump for the games room, Wood burner and electric heating



## ENERGY - DPE





## DESCRIPTION

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES