

Charming property with independent apartment close to all amenities - Swimming pool, terraces, garden - DPE C



INFORMATION

Town:	Montlieu-la-Garde
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	305 m2
Plot Size:	2285 m2



IN BRIEF

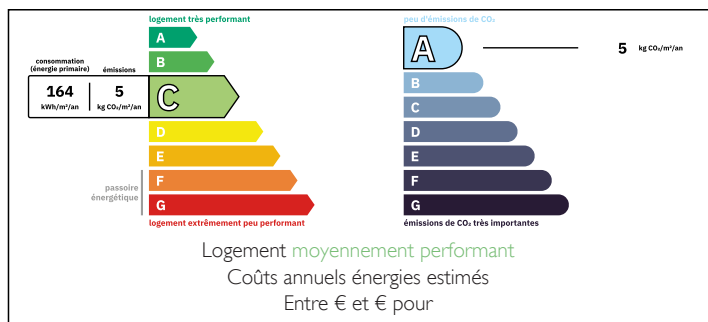
Discover this very attractive 1900s property, combining old-world charm with contemporary comfort. The interior courtyard leads to a sun-filled open-plan living space with a kitchen and dining area. This inviting space opens onto an office and a large and cozy living room featuring a stone fireplace with a wood-burning stove. The first floor consists of a master suite with a shower room, two bedrooms, one with an adjoining walk-in closet/office, a guest bedroom, and a partially finished studio. All this within 257m² of living space.

The separate 48m² guest cottage, accessible from the ground floor, offers additional living space with an open plan living area, a bedroom and a shower room.

Several outbuildings, such as a games room, a gym, a workshop and a large carport complete this property.

Outside, enjoy the swimming pool with its summer kitchen surrounded by a...

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: 2267 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AND FLOOR PLAN ON REQUEST

TECHNICAL INFORMATION

Energy rating C

Heating: heat pump and electric for the house - no heating in the apartment

PVC double glazing for the house, single glazing for the apartment

Mains drainage

Fiber available

MAIN HOUSE - 257m²

GROUND FLOOR - tiled floor

Equipped kitchen/Dining room - 34m²

Office/Library - 21m²

Living room - 50m² - fireplace with wood stove

FIRST FLOOR - carpet and wood floors

Master suite - 30m² with access to the studio 44m²

Shower room - 14m²: shower, toilet and sink

Bathroom - 15m²: bathtub, shower, 2 sinks and wc

Bedroom 2 - 14m²

Spare bedroom/Office - 8m²

Bedroom 3 - 17m² with access to a 7m² room that can be used as a dressing room/office

GROUND FLOOR APARTMENT - tiled floor

Living room including kitchen, dining room and lounge - 32m²

Bedroom - 11m²

Bathroom - 5m²: shower, sink and toilet

OUTBUILDINGS

Workshop - 13m²

Games room - 36m²

Gym/Workshop - 44m²

Technical room with toilet/Laundry room - 9m²

Summer kitchen: 12m²

Carport - 56m²

Small outbuildings - 10m²

Above the gym and partly the games room, an open space could be fitted out.