

Detached stone character house : large reception rooms , 4 bedrooms , mezzanine & park garden . Nr Cognac .



INFORMATION

Town:	Mons
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	273 m2
Plot Size:	14165 m2

IN BRIEF

Set in a quiet hamlet just 15km from the town of Cognac , a well presented detached stone house offering large living spaces and full of light .

With large windows on 2 facades, south facing and overlooking gardens .

Large reception rooms on the ground floor with possibility of creating a bedroom on the ground floor .

First floor has 4 bedrooms , an additional living room plus bathroom .

Exterior : The house benefits from a large mezzanine of 50m2 which overlooks the park gardens to the front , rear and side of house surrounded by the vineyards of the Cognac region .

Large double garage and smaller dependances .

UPVC Double glazing and shutters , electric central heating and conforming fosse septic .

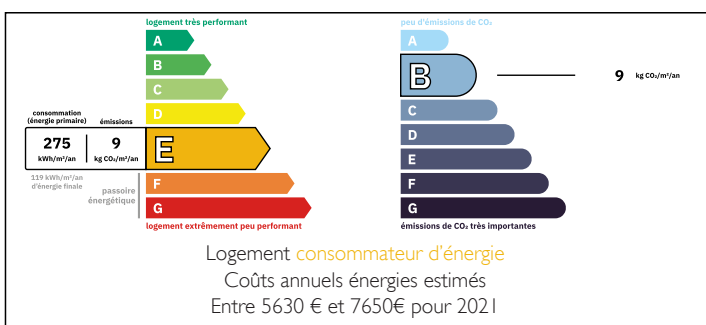
The house is situated just 3km from small

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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.



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