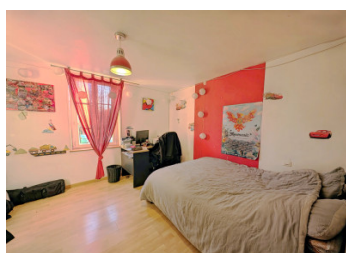
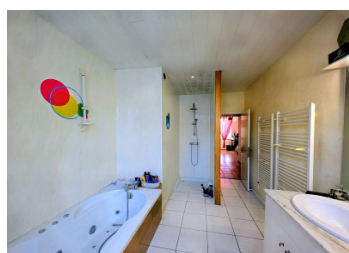
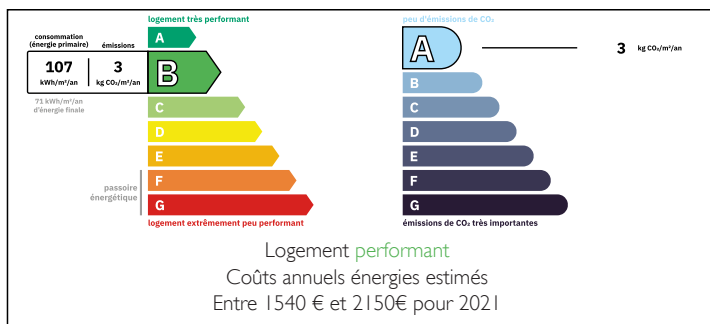


4 beds stone property with enclosed land, 3 garages and outbuildings in Charente Maritime, 5mn from Montendre



ENERGY - DPE



INFORMATION

Town:	Chamouillac
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	188 m ²
Plot Size:	1155 m ²

IN BRIEF

Located just 5 minutes from Montendre in Charente Maritime, this charming 1900 property has been tastefully renovated, combining original character with modern comfort. Ready to move in.

The house benefits from high-quality energy features, including underfloor heating with a heat pump, double glazing, good insulation, solar thermal hot water system and compliant septic tank.

Ideally positioned, it is within easy reach (around 1 hour) of Bordeaux, Saintes, Angoulême and Cognac, offering a perfect balance between peaceful countryside living and accessibility.

With its south-east orientation, the house enjoys excellent natural light and offers a pleasant front-facing terrace, ideal for outdoor living. Upon entering, you are welcomed into a spacious open-plan living area with high ceilings and abundant

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: 548 EUR

NOTES

DESCRIPTION

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With its south-east orientation, the house enjoys excellent natural light and offers a pleasant front-facing terrace, ideal for outdoor living. Upon entering, you are welcomed into a spacious open-plan living area with high ceilings and abundant natural light, comprising a fully fitted kitchen, a dining area, and a comfortable lounge. A wood-burning stove nicely complements the heating system.

A hallway leads to the sleeping area, which includes two bedrooms, a study or third bedroom, a separate WC, and a bathroom.

From the main living space, there is access to a utility room/boiler room with a WC, as well as an additional room to be finished, offering great flexibility for future projects such as an extra bedroom, office, or hobby room.

Attached to the house is a garage with a cellar area, while a covered lean-to at the rear provides convenient wood storage.

Separate from the main house, three garages fully renovated in 2022 feature electric doors, concrete flooring, good insulation, double-glazed openings, and a shower room equipped with shower, washbasin, WC, and...