

Charming stone property 132m with constructible land 5mn from Montguyon and 50mn from Bordeaux



INFORMATION

Town:	Clérac
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	132 m ²
Plot Size:	2884 m ²



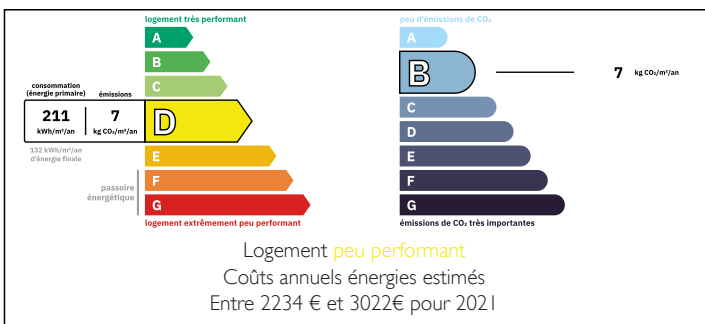
IN BRIEF

Set in a quiet hamlet in southern Charente-Maritime, just 5 minutes from Montguyon and 50 minutes from Bordeaux, this charming 132 m² stone house offers a peaceful countryside lifestyle surrounded by greenery, while remaining close to everyday amenities.

The main living accommodation is on the ground floor and includes a fully fitted kitchen, a sitting room, a spacious living room with wood-burning stove, two bedrooms, a bathroom, separate WC, and a utility room.

From the living room, stairs lead to a mezzanine level providing a flexible space ideal as a home office or additional bedroom. A second low-ceiling room can be used as a guest bedroom, children's sleeping area or storage space. Additional attic storage is also available.

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.



DESCRIPTION

Outside, the house enjoys a south-facing terrace overlooking the garden. The 2,800 m² plot constructible, offers excellent potential for future development, such as an extension, garage or swimming pool (subject to planning permission).

Several outbuildings provide practical storage for tools, firewood or gardening equipment.

This property is ideal as a permanent home, holiday retreat or lifestyle relocation, offering charm, tranquility and development potential in a sought-after rural location close to Bordeaux.

About Charente-Maritime

Renowned for its sunny climate, rolling countryside, and proximity to the Atlantic coast, Charente-Maritime is one of France's most sought-after regions for its quality of life. It boasts a rich cultural heritage, lively weekly markets, Romanesque churches, and charming coastal towns like La Rochelle and Royan. Whether you're drawn to vineyards, the sea, or the tranquility of the countryside, this region embodies the French art of living.

More detailed information about the property can be found below.

Additional photos and floor plans are available upon request.

TECHNICAL SPECIFICATIONS

Energy efficiency rating (DPE) : D

Individual electric heating and wood-burning stove in the living room

Double-glazed PVC/wood windows and wooden shutters

Compliant septic tank

Electric water heater

Roof redone in 2008

Fiber optic available

GROUND FLOOR

LOCAL TAXES

Taxe foncière: 975 EUR

Taxe habitation: EUR

NOTES