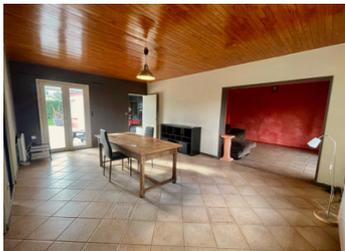


Lovely single-storey house with three bedrooms, living room, kitchen, winter garden, garage, on 1650m2 of land



## INFORMATION

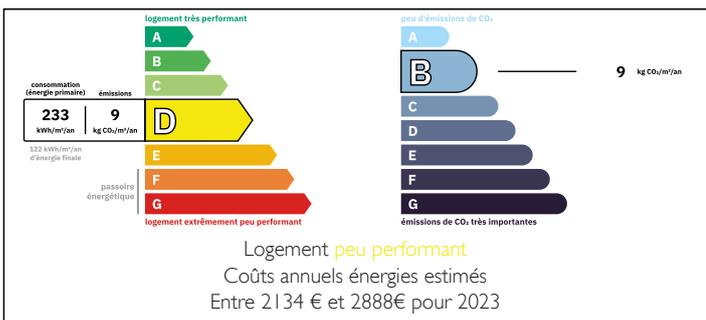
Town:	Montguyon
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	1652 m2



## IN BRIEF

Charming three-bedroom ground-floor house in a very quiet setting with countryside views. No overlooking neighbors. Fenced garden with trees, shrubs, and flowers..

## 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

This charming house, located in a small hamlet just minutes from Montguyon, features an entry hall leading to the central kitchen/dining room with its beautiful open fireplace. The fully equipped kitchen has a large bay window opening onto the sunny terrace and garden. From the kitchen and its bar area, you can access the first bedroom; with a huge window looking over the garden, as well as the bathroom and toilet. On the other side of the kitchen is the double living room, which leads to the conservatory and the two further bedrooms (one with a washbasin). Behind the kitchen is a pantry with direct access to the garage. A door from the garage leads to a lean-to for storing firewood. The house is equipped with roller shutters and solar panels on the roof. The garden is planted with a variety of trees, shrubs, and flowers, and offers lovely countryside views.

## LOCAL TAXES

Taxe habitation: EUR

Entrance and closet - 3.06m<sup>2</sup>

Kitchen/dining room with large bay window - 16.98m<sup>2</sup>

Kitchen/bar area - 5.48m<sup>2</sup>

Hallway - 0.98m<sup>2</sup>

Bedroom 1 with closet and large window - 9.99m<sup>2</sup>

Bathroom - 3.80m<sup>2</sup>

WC - 1.07m<sup>2</sup>

L-shaped double living room - 36m<sup>2</sup>

Conservatory/Veranda - 13.73m<sup>2</sup>

Bedroom 2 with closet/sink - 9.58m<sup>2</sup>

Bedroom 3 with closet - 11.77m<sup>2</sup>

Pantry - 7.09m<sup>2</sup>

Garage with window and door to the lean-to and garden - 31.38m<sup>2</sup>

## NOTES

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