

Maison de Maitre in quiet hamlet with established gardens and dependances . 4 bedrooms . Nr to Cognac



INFORMATION

Town:	Migron
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	240 m2
Plot Size:	7190 m2



IN BRIEF

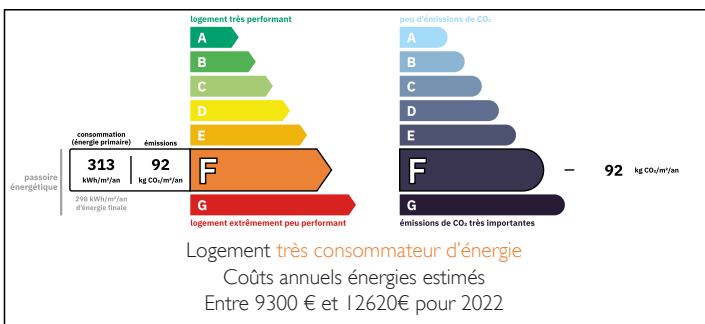
Set in a peaceful hamlet near Cognac, this elegant Maison de Maître showcases classic French charm, with an original staircase and parquet floors. It stands on a generous 7,190 m² plot with mature trees and an orchard.

The spacious layout includes a large entrance hall , two large reception rooms and a generous kitchen on the ground floor, with four bedrooms and two bathrooms across the upper floors.

A gated entrance leads to a charming courtyard with established trees, while further gardens and orchards surround the property. To the rear and side, a large outbuilding and garage provide ample covered parking.

Ideally located 15 km from Cognac, 25 km from Saintes, and just one hour from the sandy beaches of the Atlantic coast. La Rochelle airport is 100 km away, and the TGV station at Angoulême is 55 km. Convenient access to...

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

The house in more detail :

Ground Floor : Entrance : 10m²

Salon : 32m² with charentaise fireplace .

Dining Room : 33m²

Kitchen : 31m² - Fully fitted with doorway to the gardens and dependances .

WC .

First floor :

Original staircase leading to hallway .

Office : 5m²

Bedroom 1 : 25m² with Ensuite bathroom and WC 9m²

Bedroom 2 : 25m² with WC and handbasin and dressing room (9m²)

Second Floor :

Hallway opening to 2 bedrms 22m² and 18m² .

Bathroom 8m² with separate WC .

Exterior :

Park gardens with mature trees .

Large grange attached the the rear of the house : 135m²

Garage : 112m²

Oil fired heating , single glazing and fibre internet .

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