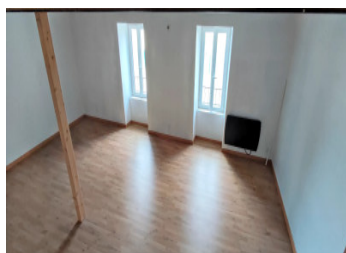
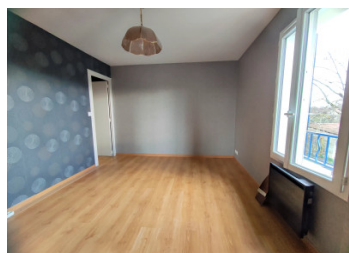
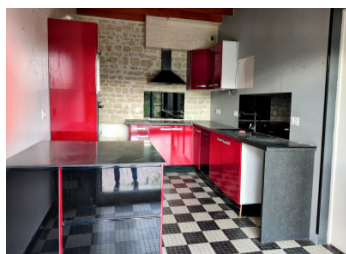


Spacious 4-Bedroom House with Character and Potential



INFORMATION

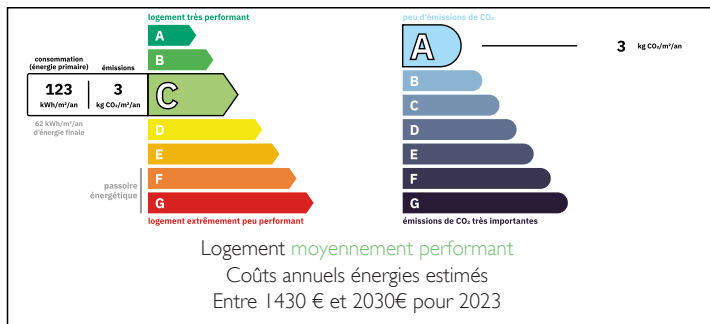
Town:	Muron
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	200 m ²
Plot Size:	760 m ²

IN BRIEF

Set in the peaceful village of Muron, this spacious property offers approximately 200 m² of living accommodation on a generous 760 m² plot.

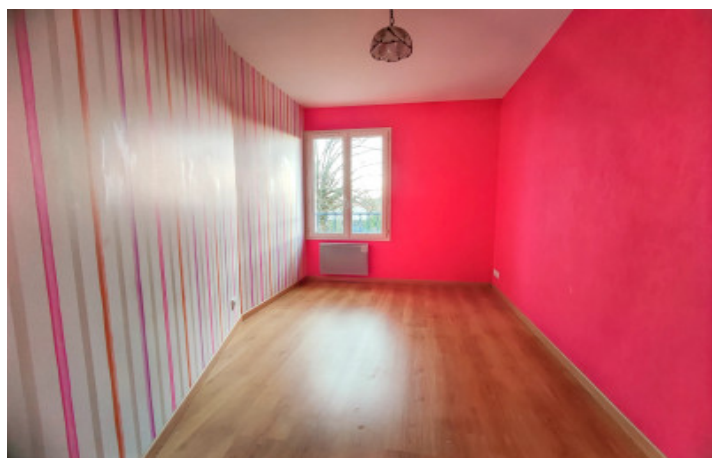
With its excellent proportions, numerous rooms and considerable potential, the house would make an ideal family home or an attractive renovation project for buyers looking to create a property to their own taste.

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 accommodation includes:

- 4 bedrooms
- 28 m² sitting room
- 25 m² dining room
- 18 m² kitchen
- Study
- Mezzanine
- Dressing room
- Bathroom
- Shower room
- 2 WCs
- Utility room
- Entrance hall
- Terrace

The spacious sitting room and dining room provide plenty of room for entertaining, whilst the large kitchen offers excellent potential to create a welcoming family space.

Outside, the 760 m² plot provides a pleasant garden area, together with a large detached garage and cellar, offering secure parking and plenty of useful storage space.

The property benefits from individual electric heating, together with a pellet-burning stove providing additional warmth during the cooler months.

A property ready to be transformed
The house would benefit from renovation and modernisation, offering the new owners the opportunity to update and redesign the accommodation according to their own requirements.

The generous floor area and versatile layout provide plenty of scope to create a comfortable and spacious home, whilst retaining the character and proportions of the existing property.

NOTES