

OFFER ACCEPTED - Renovation project - 4 bedrooms, garage, terrace. Land 1128m . Montendre

EXCLUSIVE



INFORMATION

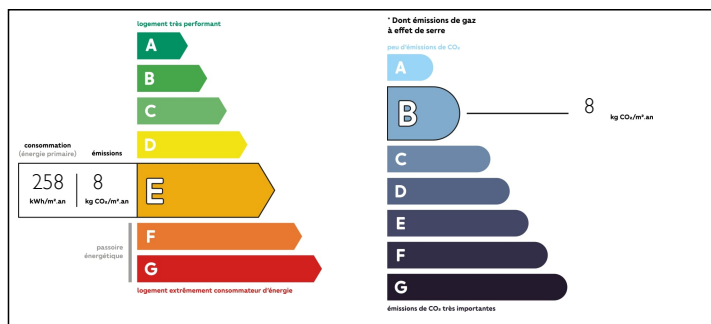
Town:	Montendre
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	144 m2
Plot Size:	1128 m2

IN BRIEF

WORKS TO BE PLANNED : foundation stepped cracking and settling of the paving Detached traditional house of 144m² on a wooded and fenced plot of 1128m². This house is ideal for a family or for a holiday home. It includes 4 bedrooms, 2 bathrooms, a large living room which opens onto the terrace and the garden, a kitchen and back kitchen giving you direct access to the veranda with its fireplace. Close to all shops, schools, doctors, train...



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.



LOCAL TAXES

Taxe foncière: 1217 EUR

NOTES

DESCRIPTION

You will access the house through a 4m² entrance hall with a WC to your left. On the right a 9m² kitchen and a 15m² back kitchen with a 6m² mezzanine, ideal for storage.

On the left of the entrance hall, a corridor will take you to :

a 9m² bathroom with bath and separate shower, 2 sinks

a 3m² storage cupboard

a 13m² bedroom with WC and sink

a second bedroom of 13m²

From the entrance hall you will access the 43m² living / dining room with direct access to the 20m² terrace. The 3 double glass doors bring a very beautiful light to this living room.

The 14m² veranda is accessible from the living room or the back kitchen. There you will find a fireplace allowing you to make a barbecue.

Upstairs, you will find :

A 7m² mezzanine

A 15m² bedroom with shower room (shower, washbasin and WC)

A 10m² bedroom

Outdoors,
43m² garage with its workbench

Technical information

Double glazed.

Heating electric and wood (insert in the living room)

Main drainage

The town of Montendre has a lot to offer with its weekly markets, restaurants, sports activities, schools and much more.

1 hour from Bordeaux, Royan to go for a walk by the sea but also ideally located to discover Blaye 30 minutes away.
