

Detached house with 4 bedrooms and 2 bathrooms . Dependances and park garden . Quiet and tranquil location .

EXCLUSIVE



INFORMATION

Town:	Mignon
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	183 m2
Plot Size:	3317 m2

IN BRIEF

Set on the outskirts of a village with commerces ; detached house offering large living spaces with one bedroom and bathroom on the ground floor with a further 3 bedrooms and shower-room on the first floor .

The house is set within park gardens and very private with a large grange and other dependencies which offer gite potential with the right permissions . Quiet and calm location with no passing traffic - the hamlet is on the edge of a small forest which offers many walks and nature .

The house benefits from a recent new roof and oil fired central heating .

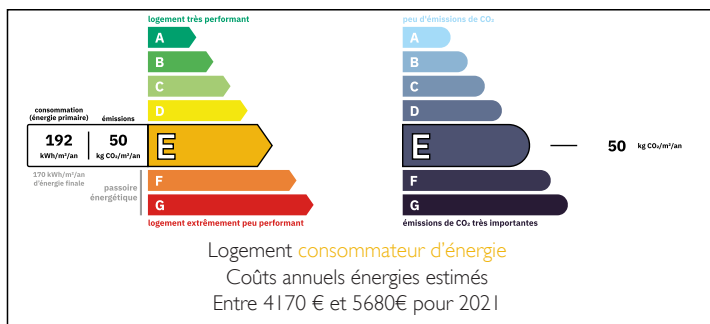
The popular towns of Charente Maritime are all very close : Cognac 18km , Saint Jean D'Angely 20km and Saintes 27km .

The beautiful sandy beaches of the Atlantic are just 65km away .

Bordeaux 110 km



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: 830 EUR

NOTES

DESCRIPTION

The house in more detail :

Ground Floor :

ENTRANCE : 5m2

SALON : 23m2 With woodburner .

KITCHEN : 23m2 with fitted units .

OFFICE : 2m2

REAR KITCHEN : 13m2 with fitted units .

DINING AREA : 20m2 with double doors to garden and staircase .

BEDROOM : 16m2

BATHROOM : 7m2 with bath and WC.

FIRST FLOOR :

BEDROOM 2 : 17m2

BEDROOM 3 : 15m2

BEDROOM 4 : 11m2

SHOWER ROOM : 5m2 with WC

Exterior - Large dependence to the rear of the garden with barn to the front of the property ; both giving options for development with the right permissions .

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