

Charming Single-Storey property with mature garden, outbuildings and garage in Pouillac, Charente Maritime



INFORMATION

Town:	Pouillac
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	151 m2
Plot Size:	2200 m2

IN BRIEF

Located between Montendre and Montguyon in Charente Maritime, and just 50 minutes from Bordeaux, this detached 1950s property offers excellent potential to create a comfortable family home or a rental investment in the French countryside.

Set within a quiet hamlet, this single-storey house features an entrance, a conservatory, an open kitchen/living area, two bedrooms, a shower room, a WC and a dining room. Two additional rooms, previously used as a kitchen and a bedroom, require renovation and offer the opportunity to adapt the layout to suit your project.

A garage and an attached former wine store (chai) are complemented by several small outbuildings located at the rear of the property.

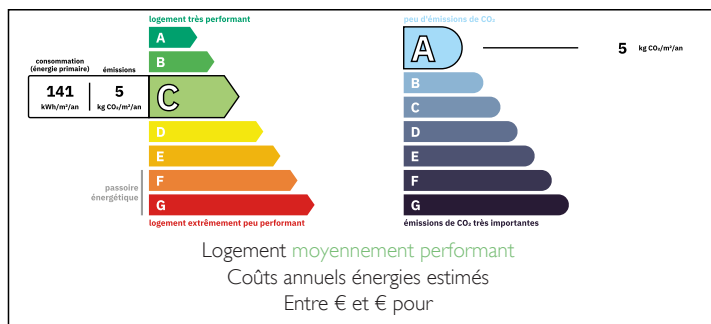
The whole property is set on a 2,200 m² plot.

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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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: 1019 EUR

NOTES

DESCRIPTION

Located in a small hamlet between Montendre and Montguyon in Charente-Maritime, this detached 1950s house offers a great foundation for a project tailored to your vision, set in a quiet, rural environment while remaining close to amenities.

Arranged over a single level, the house currently comprises a conservatory, an entrance hall, a kitchen/living area, a dining room, two bedrooms, a shower room, and a toilet.

Two adjoining rooms—formerly used as a kitchen and bedroom and now in need of renovation—offer additional space that could be reconfigured to suit your needs: extra bedrooms, a home office, a workshop, or an extension of the living area.

An attached garage and a former wine store offer interesting potential for storage, DIY projects, or—subject to the necessary permits—expanding the living space.

At the rear of the property, several small outbuildings complete the package, offering further possibilities for storage, gardening, or leisure activities.

The plot of approximately 2,200 m² is a real asset. It provides ample space to enjoy the peace of the countryside, create a family garden or vegetable patch, or lay out various outdoor areas just as you wish.

The house requires renovation and modernization, allowing future owners to reimagine the layout and put their own stamp on the property.

Key works to consider include replacing the current single-glazed windows, repairing part of the roof, and bringing the sanitation system up to standard.

However, it is worth noting that the heating system was replaced with a heat pump in 2021, and the