

Lovely single-storey house with 3 bedrooms, living room, kitchen, winter garden, garage, on 1650m2 of land

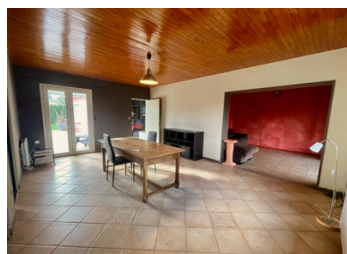


INFORMATION

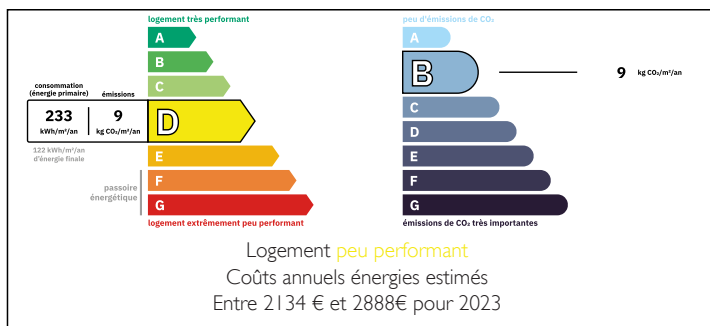
Town:	Montguyon
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	1652 m2

IN BRIEF

Charming three-bedroom ground-floor house in a very quiet setting with countryside views. No overlooking neighbors. Fenced garden with trees, shrubs, and flowers..

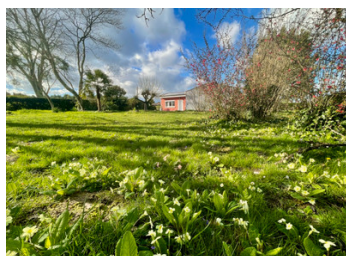


ENERGY - DPE



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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.



NOTES

DESCRIPTION

This charming house, located in a small hamlet just minutes from Montguyon, features an entry hall leading to the central kitchen/dining room with its beautiful open fireplace.

The fully equipped kitchen has a large bay window opening onto the sunny terrace and garden. From the kitchen and its bar area, you can access the first bedroom; with a huge window looking over the garden, as well as the bathroom and toilet.

On the other side of the kitchen is the double living room, which leads to the conservatory and the two further bedrooms (one with a washbasin).

Behind the kitchen is a pantry with direct access to the garage. A door from the garage leads to a lean-to for storing firewood.

The house is equipped with roller shutters and solar panels on the roof. (The panels provide approximately 1000€ or revenue per year)

The garden is planted with a variety of trees, shrubs, and flowers, and offers lovely countryside views.

The house is located near the town of Montguyon (4 minutes by car) with shops, banks, supermarket, DIY store, primary and middle schools, doctor, dentist, etc. Bordeaux (TGV train station and international airport) is less than an hour away by car.

Entrance and closet - 3.06m²

Kitchen/dining room with large bay window - 16.98m²

Kitchen/bar area - 5.48m²

Hallway - 0.98m²

Bedroom 1 with closet and large window - 9.99m²

Bathroom - 3.80m²

WC - 1.07m²

L-shaped double living room - 36m²

Conservatory/Veranda - 13.73m²

Bedroom 2 with closet/sink - 9.58m²

Bedroom 3 with closet - 11.77m²

Pantry -...