

Character 5 bedroom property with outbuildings and garden close to all amenities in Charente Maritime



INFORMATION

Town:	Montguyon
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	238 m2
Plot Size:	2328 m2



IN BRIEF

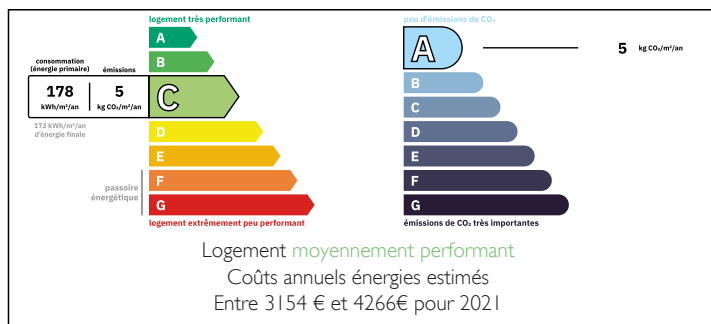
Located close to all commodities and services in the charming Montguyon's town in Charente Maritime, this charming property offers a comfortable and flexible living environment, ideal as a family home or a second residence in France.

This character property features bright and well-proportioned rooms, designed for everyday living and easy entertaining.

Several bedrooms, the master being on the ground floor, provide space for family and guests, with additional potential for a home office or extra living areas.

The outbuildings offer excellent flexibility for personal or professional use, such as a workshop, storage space or guest accommodation.

ENERGY - DPE



A recent planning certificate for some of the

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: 3541 EUR

NOTES

DESCRIPTION

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A recent planning certificate for some of the outbuildings (October 2025) allows for conversion into residential use, offering further potential for guest accommodation or private projects.

A south-facing terrace sits at the front of the house, overlooking the garden creating a pleasant space for outdoor living and relaxation.

The property also includes a well, adding charm and practicality.

Perfect as a family home or second home in France, offering space, flexibility and the opportunity to create a personalised living environment

More photos and floor plan are available on request

Please find below more detailed information about the property

TECHNICAL INFORMATION

Energy efficiency rating (DPE) C

Double-glazed PVC and wood windows.