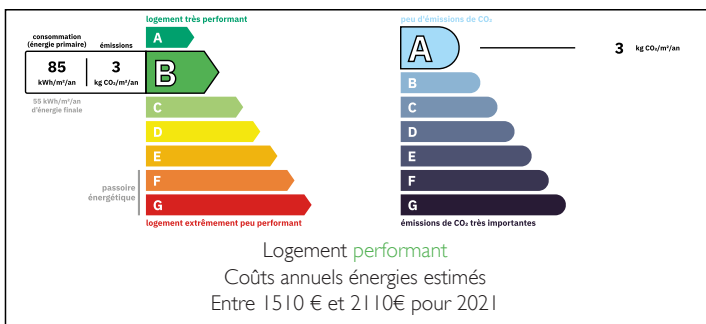


House with pool - immaculate presentation . 3 bedrooms & attached studio & office . Near to Cognac



ENERGY - DPE



INFORMATION

Town:	Migron
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	226 m2
Plot Size:	2713 m2

IN BRIEF

Beautifully renovated Charentaise home to a high specification – combining authentic character with high-quality modern finishes - just 18 km to Cognac and Saint Jean D'Angely and 70km from the coast . Nestled in a peaceful hamlet, this exceptional property perfectly combines original character with modern comfort with modern heating and insulation .

Offering a fitted kitchen with statement Lacanche range cooker, cosy living room with wood-burning insert, utility room, shower room.

A large 75m² room with underfloor heating & large patio doors opening to the swimming pool , private bathroom , summer kitchen with bread oven, indoor barbecue offers many possibilities .

Upstairs a spacious master suite with dressing room and en-suite shower room plus two bright bedrooms .

Outside, enjoy landscaped gardens, a 10 x 5m swimming pool with electric cover, air-conditioned

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.



DESCRIPTION

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

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES