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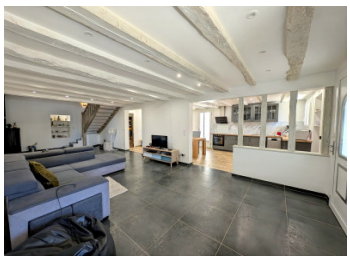
Ref: A47691ELM17 Price: 290 000 EUR

agency fees to be paid by the seller

# Spacious Family Home with Independent Apartment, Large Garage and Enclosed Garden 45mn from Bordeaux















## INFORMATION

| | |
|---|---|
| Town: | Montendre |
| Department: | Charente-Maritime |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 198 m2 |
| Plot Size: | 1178 m2 |

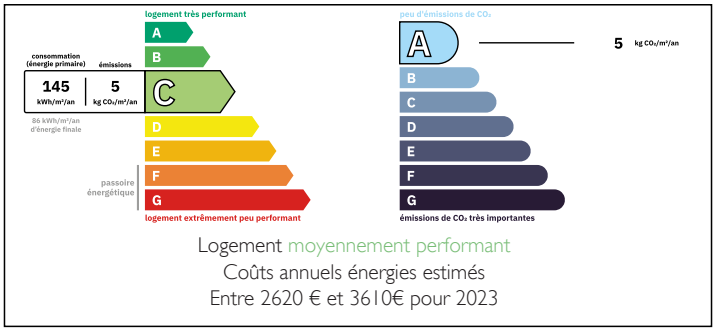
## IN BRIEF

Located in Montendre, close to shops, schools, doctors and the railway station, this charming property offers a peaceful setting. Requiring no major structural works and benefiting from an excellent energy rating of C, the main house includes an entrance, fitted kitchen with dining area, spacious sitting room with an efficient pellet stove, a master bedroom with shower room, a WC and a laundry room on the ground floor. Upstairs are three further bedrooms, a bathroom, WC, large landing suitable as an office or games area, and an attic.

A separate 46 m² ground-floor apartment provides a living room with kitchen, bedroom and shower room.

The property also offers a 69 m² garage, covered terrace, workshop, additional shelter and enclosed garden with a well.

## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 2620 € et 3610€ pour 2023

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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **2265 EUR** |

## NOTES

## DESCRIPTION

Situated in Montendre, in the Charente-Maritime department, this attractive property enjoys a convenient location close to everyday amenities while retaining a peaceful setting.

Shops, schools, doctors and local services are all nearby, while Montendre railway station provides a useful connection to Bordeaux, reachable in approximately 45 minutes by train.

The property requires no major structural works and benefits from an excellent energy performance rating of C. With its spacious accommodation, independent apartment, large garage and enclosed garden, it would suit a family, a multi-generational household or buyers looking for additional accommodation for guests or possible rental use.

The main house
Access is through an electric gate, opening onto several outdoor parking spaces. There is also a substantial 69 m² garage, providing generous space for vehicles, storage or hobbies.

A covered entrance canopy leads into the house.
The ground floor comprises :
An entrance hall
A fitted kitchen with dining area
A spacious sitting room with an efficient pellet-burning stove
A master bedroom
A large shower room
Separate WC
An utility room.

The ground-floor bedroom and shower room offer the possibility of comfortable single-level living.

Upstairs, a large landing provides a flexible space that could be used as a home office, reading area, relaxation space or games room.

This level also includes three further bedrooms, a