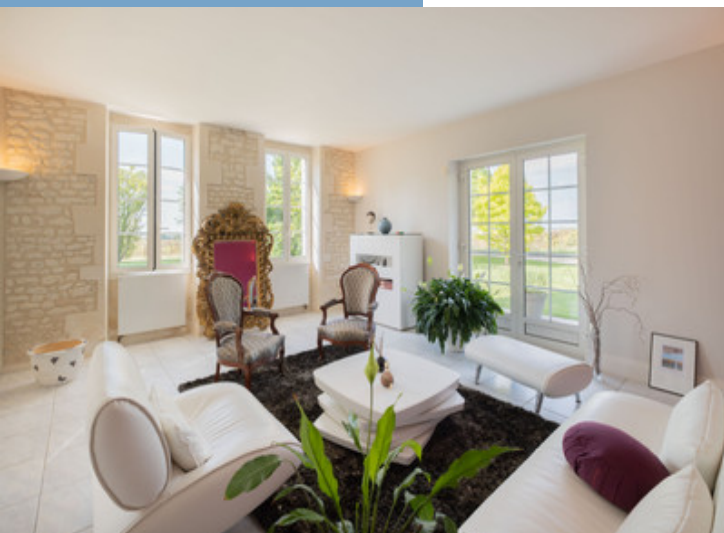




## IMPRESSIVE TOTALLY RENOVATED 4 BEDROOM COUNTRY HOUSE AND SECOND DETACHED HOUSE, BETWEEN SAINTES & PONS.

IMPRESSIVE TOTALLY  
RENOVATED 4 BEDROOM  
COUNTRY HOUSE AND  
SECOND DETACHED  
HOUSE, BETWEEN SAINTES  
& PO...



PROPERTY FACT FILE	
REFERENCE	A31623LOPI7
PRICE	€ 763,949 £ 632,779* <small>*agency fees included: 5 % TTC to be paid by the buyer (730 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	311 m <sup>2</sup>
LAND	5470 m <sup>2</sup>
TOWN	Montils
DEPARTMENT	Charente_Maritime
LOCATION	Village property
TYPE	Terrain avec CU, House, Country House
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Renovated to a high standard retaining character
- Entirely renovated 2nd house 117m<sup>2</sup>, gite potential
- Building & pool possible on the attached land plot
- Very good energy efficiency - C rating
- Close to two bustling towns but a private location

IMPRESSIVE TOTALLY RENOVATED 4 BEDROOM COUNTRY HOUSE AND SECOND DETACHED HOUSE, BETWEEN SAINTES & PO...  
Ref : A31623LOP17

The current owners have updated the property to benefit from modern living whilst retaining the original charm and character. Part of the main house was renovated in 2020, along with an additional detached completely renovated house of 117m<sup>2</sup> & attached 23m<sup>2</sup> garage, with obvious gite potential.

## DESCRIPTIF

The house in more detail :

GROUND FLOOR

Entrance hall : 18.4m<sup>2</sup>

Salon 1: 27.4m<sup>2</sup>

Dining room: 30.3m<sup>2</sup> with fireplace

Bureau: 17.7m<sup>2</sup>

Pantry: 3.1m<sup>2</sup>

Kitchen: 18.4m<sup>2</sup> modern & fully equipped

Boiler room: 12.0m<sup>2</sup>

Salon 2 & kitchen: 55.2m<sup>2</sup> with shower room & WC

FIRST FLOOR:

Hallway: 11.0m<sup>2</sup>

Bedroom 1: 18.7m<sup>2</sup> with ensuite shower room.

Bedroom 2: 17.1m<sup>2</sup> with ensuite bathroom room with bath, shower & WC

Hallway: 14.6m<sup>2</sup>

Bedroom 3: 21.0m<sup>2</sup>

Bedroom 4: 17.1m<sup>2</sup>

Shower room: 5.7m<sup>2</sup>

WC: 2.32m<sup>2</sup>

Second house :

117m<sup>2</sup> total habitable space

Entry hall: 2.7m<sup>2</sup>

Dining room: 21.9m<sup>2</sup>

Kitchen: 8.2m<sup>2</sup>

Pantry: 4.6m<sup>2</sup>

Living room: 34.1m<sup>2</sup>

Garage :23m<sup>2</sup>.

Outbuildings:-

Modern wooden shed: 11.0m<sup>2</sup>

Renovated stone outbuilding: 8.8m<sup>2</sup>

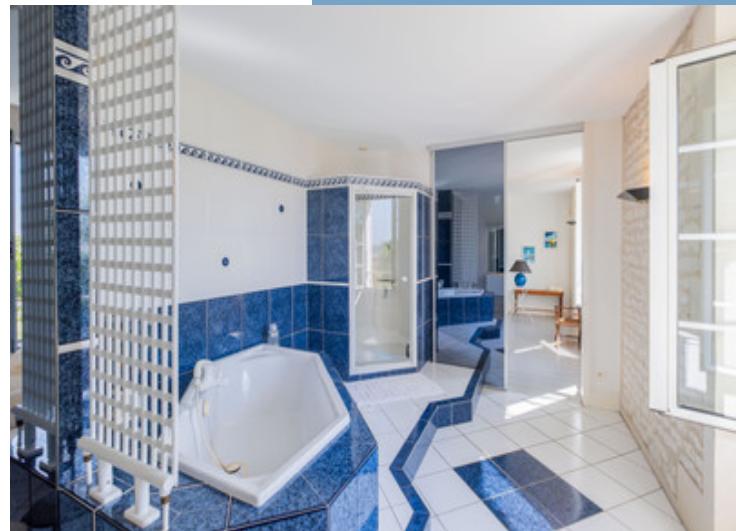
Exterior :

Fenced & walled well maintained gardens with mature shrubs, fruit trees, flowers, 3 entrances, to sides & the rear of the property, inc.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31623LOP17>

COMPLETE FILE AND PHOTO ON REQUEST

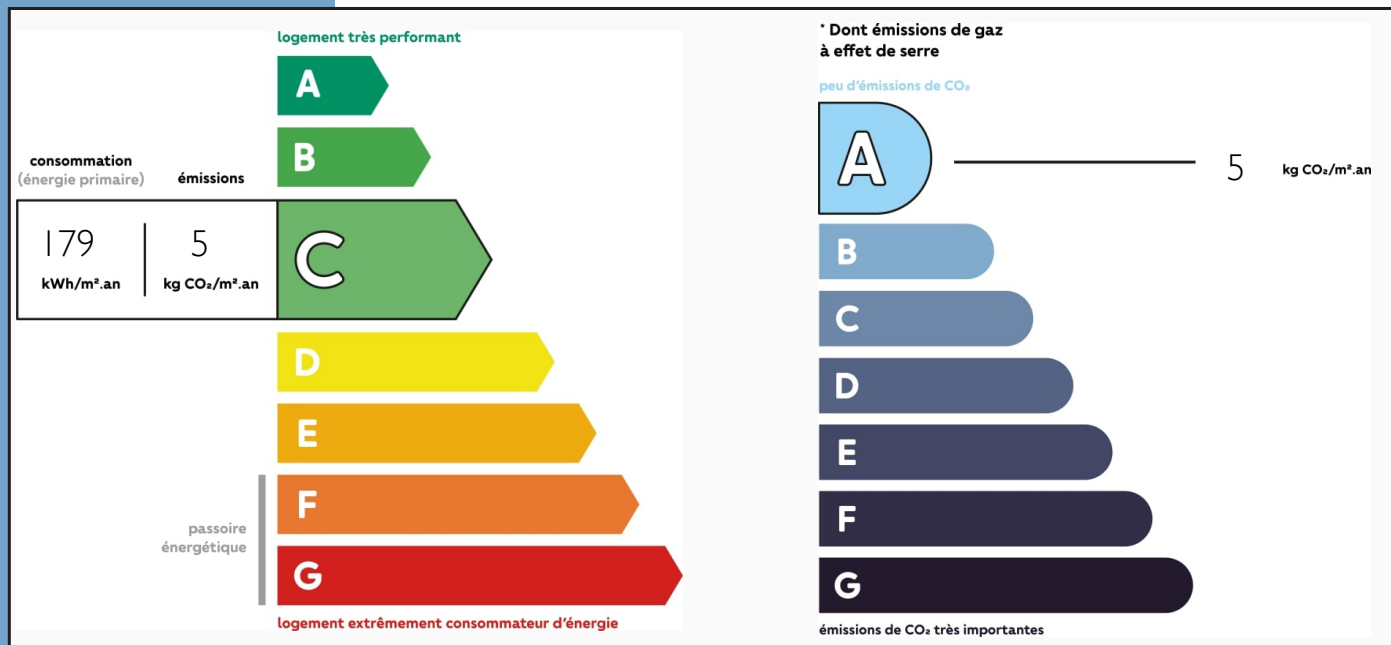


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RENOVATED 4 BEDROOM  
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## ENERGIE-DPE

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



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A31623LOP17  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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