



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

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PROPERTY FACT FILE

REFERENCE	A31623LOPI7
PRICE	€ 763,949 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (727 568 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	311 m ²
LAND	5470 m ²
TOWN	Montils
DEPARTMENT	
LOCATION	Village property
TYPE	Terrain avec CU, House, Country House
CONDITION	
FEATURES	Mains Drains, Garage, Private parking

*Price based on current exchange rate which is subject to change



- Renovated to a high standard retaining character
- Entirely renovated 2nd house 117m², 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

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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 117m² & attached 23m² garage, with obvious gite potential.

DESCRIPTIF

he house in more detail :

GROUND FLOOR

Entrance hall : 18.4m²

Salon 1: 27.4m²

Dining room: 30.3m² with fireplace

Bureau: 17.7m²

Pantry: 3.1m²

Kitchen: 18.4m² modern & fully equipped

Boiler room: 12.0m²

Salon 2 & kitchen: 55.2m² with shower room & WC

FIRST FLOOR:

Hallway: 11.0m²

Bedroom 1: 18.7m² with ensuite shower room.

Bedroom 2: 17.1m² with ensuite bathroom room with bath, shower & WC

Hallway: 14.6m²

Bedroom 3: 21.0m²

Bedroom 4: 17.1m²

Shower room: 5.7m²

WC: 2.32m²

Second house :

117m² total habitable space

Entry hall: 2.7m²

Dining room: 21.9m²

Kitchen: 8.2m²

Pantry: 4.6m²

Living room: 34.1m²

Garage :23m².

Outbuildings:-

Modern wooden shed: 11.0m²

Renovated stone outbuilding: 8.8m²

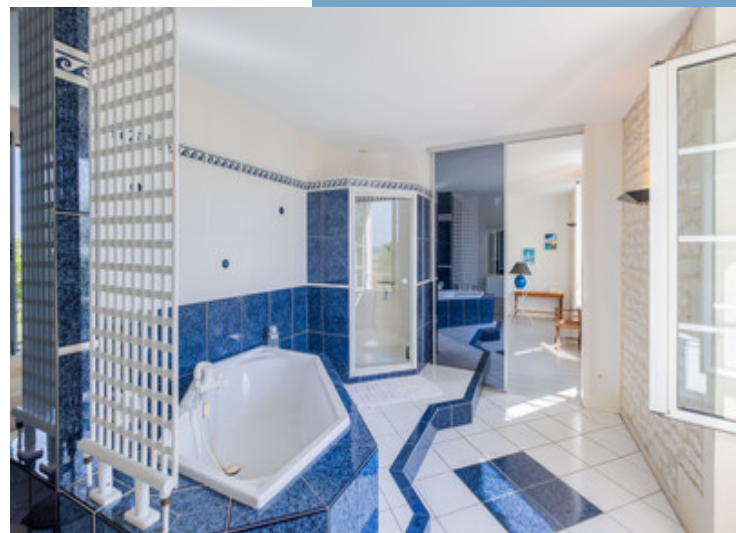
Exterior :

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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

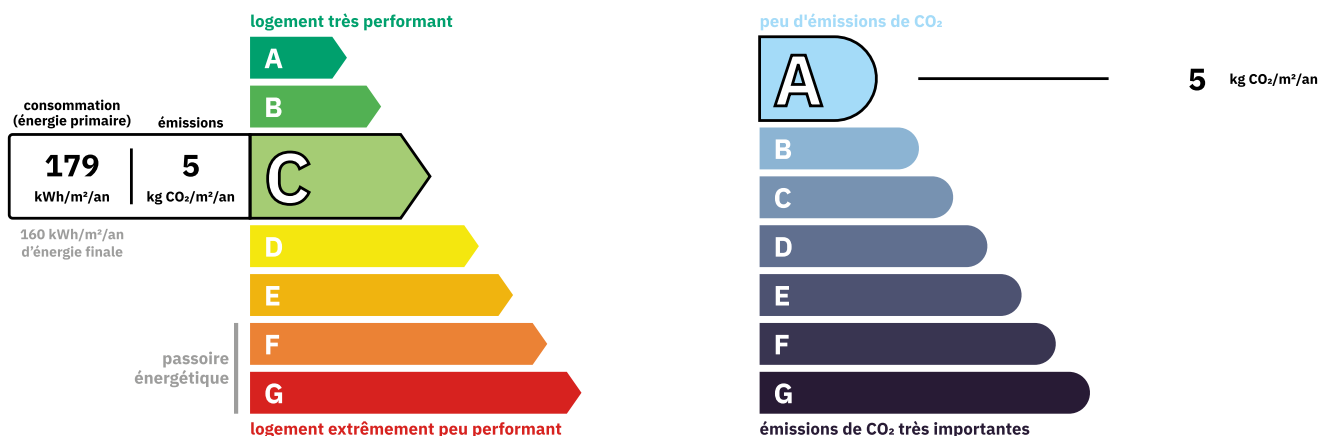
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Ref : A3I623LOP17

ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 2670 € and 3670€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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 : A3I623LOP17
FILE COMPLETE
AND PHOTOS
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