

Beautiful 300m2 stone town house on the edge of Montlieu La Garde. 5 bedrooms, garden, pool, splendid views.

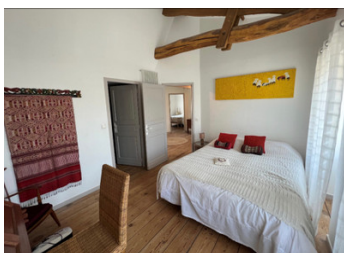


INFORMATION

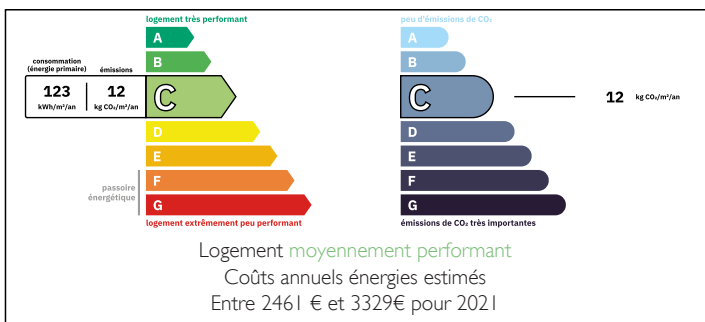
Town:	Montlieu-la-Garde
Department:	Charente-Maritime
Bed:	5
Bath:	5
Floor:	300 m2
Plot Size:	1553 m2

IN BRIEF

Splendid mansion, completely renovated with taste and noble materials. Breathtaking views, tranquility but close to shops. Easy access to main roads to Bordeaux and Angouleme.



ENERGY - DPE



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: 1700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

At the edge of a small town perched on the hill, we discover an impressive stone facade. You enter a large and beautiful living space with a stone fireplace, underfloor heating (heat. pump), and windows which overlook rolling landscapes as far as the eye can see. One end of the room used as an office includes a door to the outside with a staircase to the garden below.

The large kitchen and dining room with double exposure and a beautifully secluded, covered terrasse will host meals with family and friends. Next to it, the scullery with separate toilets.

There is also a bedroom on the ground floor with its shower room and separate toilet.

A magnificent wooden staircase leads upstairs. The staircase arrives on a large round solid wood landing which leads to four bedrooms and a family bathroom with wood paneling. Two of the bedrooms have en-suite bathrooms and another has a dressing room. The solid old oak floors give the rooms a warm atmosphere.

From the landing a ladder leads to two sloping rooms ideal for playing in the den or sleeping close to the stars.

From the main room on the ground floor, a staircase goes down to the garden level where the summer space is located. Two large rooms which open directly onto the terrace and the garden which leads to the swimming pool, perched high on a building in which there is a garage and a workshop.

The summer space which has its own...