

Ref: A31122ELM17

Price: 255 500 EUR

agency fees to be paid by the seller

## 5mn from Montendre, single-story property with 3 bedrooms - DPE C - Outbuildings - Garden - Pond







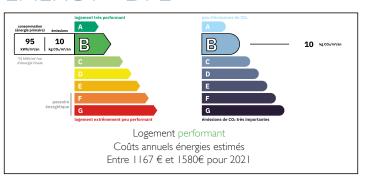








## **ENERGY - DPE**



## INFORMATION

Town: Chepniers

Department: Charente-Maritime

Bed: 3

Bath:

Floor: 163 m2
Plot Size: 7908 m2

## IN BRIEF

Located 5mn from Montendre in the south of Charente-Maritime, this detached property offers you a private and green setting. Only 30mn from the Unesco citadel of Blaye and 55 minutes from Bordeaux.

Over 141m<sup>2</sup>, this single-story property comprises an entrance hall, a kitchen, a living/dining room, 3 bedrooms, a bathroom, a separate toilet, a laundry room, a boiler room, and a pantry.

This is a superb opportunity to convert the attic and create the same living space as the ground floor, covering approximately 100m<sup>2</sup>.

The well-maintained and mature garden with its beautiful pond is located on a 7908m<sup>2</sup> plot.

A terrace with a barbecue in front of the house with access to the kitchen.

Carport with direct access to the house. Small outbuildings: wood storage and tool storage.

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.



LEGGETT

IMMOBILIER INTERNATIONAL

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# LOCAL TAXES

Taxe foncière: 1299 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

MORE PHOTOS AND FLOOR PLAN AVAILABLE ON REQUEST

#### TECHNICAL DATA

Double glazing PVC and PVC shutters Heat pump: gas for water and heating Water softener

12 solar panels for resale €1,300 per year4 solar panels for self-consumptionSeptic tank not compliant

Fiber available

### **GROUND FLOOR**

Entrance hall - 8m<sup>2</sup>

Kitchen - 19m<sup>2</sup> with closed fireplace - Access to the 25m<sup>2</sup> terrace

Living/Dining room - 29m<sup>2</sup>

 $WC - 2m^2$ 

Bathroom - 9m<sup>2</sup> with bath, shower, 2 sinks and bidet

Bedroom 1 - 17m<sup>2</sup> Bedroom 2 - 15m<sup>2</sup> Bedroom 3 - 12m<sup>2</sup>

Laundry room - 16m<sup>2</sup> - this room can very well become a bedroom/office if desired.

Boiler room - 14m<sup>2</sup>

Cellar - 14m<sup>2</sup>

Upstairs accessible by the boiler room a convertible attic of 105m<sup>2</sup>

Adjoining the house

Carport - 40m<sup>2</sup> with closed reserve for wood

Garage - 18m<sup>2</sup>

2 small outbuildings

Well

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