

Detached house with 4 bedrooms and 2 bathrooms . Dependances and park garden . Quiet and tranquil location .

EXCLUSIVE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Migron            |
| Department: | Charente-Maritime |
| Bed:        | 4                 |
| Bath:       | 2                 |
| Floor:      | 183 m2            |
| Plot Size:  | 3317 m2           |

## IN BRIEF

Set on the outskirts of a village with commerces ; detached house offering large living spaces with one bedroom and bathroom on the ground floor with a further 3 bedrooms and shower-room on the first floor .

The house is set within park gardens and very private with a large grange and other dependencies which offer gite potential with the right permissions . Quiet and calm location with no passing traffic - the hamlet is on the edge of a small forest which offers many walks and nature .

The house benefits from a recent new roof and oil fired central heating .

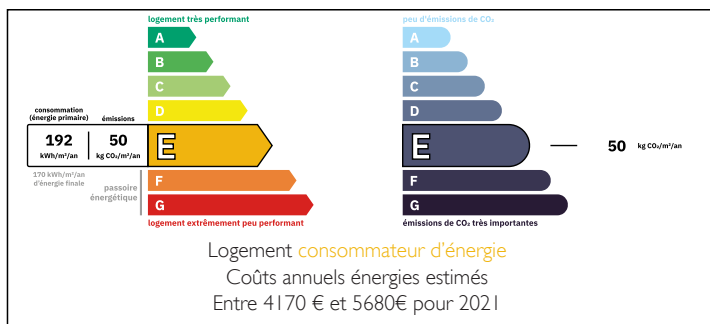
The popular towns of Charente Maritime are all very close : Cognac 18km , Saint Jean D'Angely 20km and Saintes 27km .

The beautiful sandy beaches of the Atlantic are just 65km away .

Bordeaux 110 km



## ENERGY - DPE



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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: 830 EUR**

## NOTES

## DESCRIPTION

The house in more detail :

Ground Floor :

ENTRANCE : 5m2

SALON : 23m2 With woodburner .

KITCHEN : 23m2 with fitted units .

OFFICE : 2m2

REAR KITCHEN : 13m2 with fitted units .

DINING AREA : 20m2 with double doors to garden and staircase .

BEDROOM : 16m2

BATHROOM : 7m2 with bath and WC.

FIRST FLOOR :

BEDROOM 2 : 17m2

BEDROOM 3 : 15m2

BEDROOM 4 : 11m2

SHOWER ROOM : 5m2 with WC

Exterior - Large dependence to the rear of the garden with barn to the front of the property ; both giving options for development with the right permissions .

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