

\* UNDER OFFER \* Stunning detached house with 4 bedrooms & 3 bathrooms - full of charm and character.



EXCLUSIVE



## INFORMATION

Town:	Mons
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	235 m2
Plot Size:	3600 m2

## IN BRIEF

Nestled in the vineyards of the Cognac region, this property is truly a rare find.

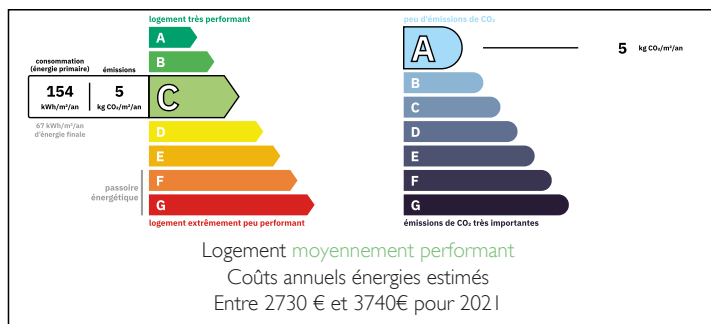
Without a doubt my favourite property!

Renovated to an exceptionally high standard, using modern equipment and techniques, while carefully preserving the original charm and character. South-facing with views over the garden from all rooms, enhanced by recent high-quality double glazing and shutters.

The modern kitchen, complete with an island, opens onto the terrace, with a separate laundry and storage area plus a shower room/ WC on the ground floor.

A newly installed, responsive, and economical heating system ensures a comfortable ambient temperature throughout the winter, with cooling benefits in the summer. High-quality solar panels provide electricity back to the grid under contract until 2043.

## 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.



## DESCRIPTION

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The house in more detail:

Ground floor:

- Entrance: 17m<sup>2</sup> with recent aluminium doors at the front and rear.
- Living room: 35m<sup>2</sup> with a woodburner, providing a cosy atmosphere.
- Playroom: 10m<sup>2</sup>, perfect for a children's play area or flexible use.
- Kitchen: 36m<sup>2</sup>, fully fitted with a central island and a woodburner.
- A further entrance leads to a shower room with WC, and a rear kitchen of 21m<sup>2</sup> with built-in cupboards and doors leading to the exterior.

First floor:

- The stairwell leads to a hallway serving all the bedrooms and two bathrooms.
- Master bedroom: 44m<sup>2</sup> with a dressing area and an ensuite shower room with WC.
- Bedroom 2: 15m<sup>2</sup> with an automatic Velux window.
- Bedroom 3: 13m<sup>2</sup>.
- Bedroom 4: 11m<sup>2</sup>.
- Family bathroom: 10m<sup>2</sup> with a bath, shower, washbasin, and WC.

Exterior:

- Terrace and enclosed gardens extending over 3,600m<sup>2</sup>, providing plenty of outdoor space.
- Grange: Attached to the house, this 98m<sup>2</sup> outbuilding is in excellent condition, with solar panels, a mezzanine, and a concrete floor—offering a variety of potential uses.
- Open hangar: 48m<sup>2</sup> at the front of the house, providing covered parking for two vehicles.

This beautifully presented property combines modern comfort with rural charm, offering ample space both inside and out.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES