

House with 6 bedrooms and 2 bathrooms plus large games room. Dependances . Nr to Cognac .



INFORMATION

Town:	Mignon
Department:	Charente-Maritime
Bed:	6
Bath:	2
Floor:	275 m2
Plot Size:	824 m2

IN BRIEF

Spacious Family Home in Migron – 11 Rooms, 275 m²

Located in the charming village of Migron, Charentaise house offering 275 m² of living space on a fully enclosed 824 m² plot. Perfect for families, this property combines traditional charm with modern conveniences.

Ground Floor:

Entrance leading to a fitted kitchen

Cozy living room with a wood-burning insert

Bright dining room

Practical utility room

Hallway and separate WC

First Floor:

Landing leading to 6 comfortable bedrooms

A bathroom and a shower room

A versatile utility space

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.

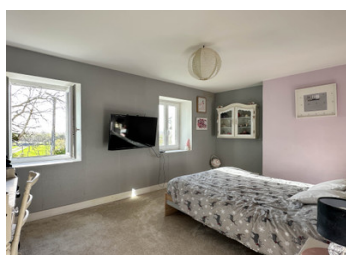
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

PVC double-glazed windows

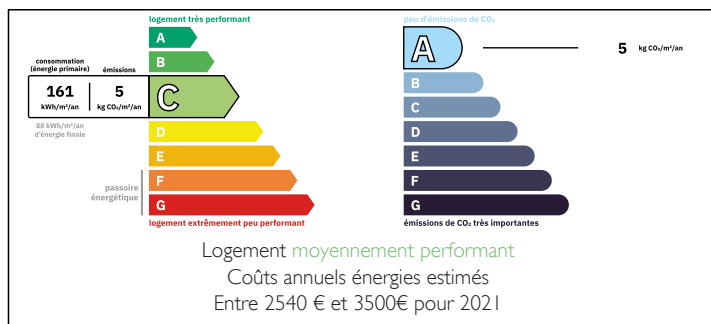
Water softener

Fiber optic internet connection available

Air-to-air heat pump for the games room, Wood burner and electric heating



ENERGY - DPE



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DESCRIPTION

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

NOTES