

Charming Single-Storey property with mature garden, outbuildings and garage – 50 minutes from Bordeaux



INFORMATION

Town:	Pouillac
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	151 m ²
Plot Size:	1360 m ²



IN BRIEF

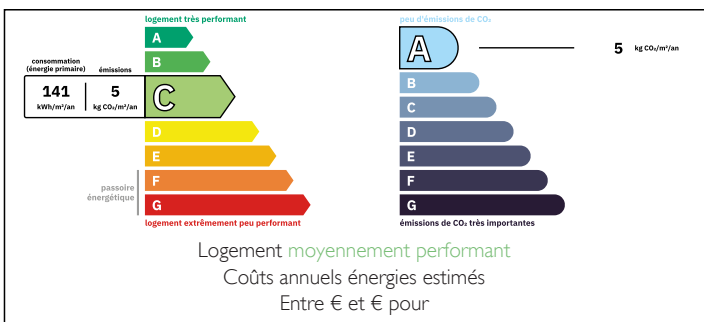
Located between Montendre and Montguyon, and just 50 minutes from Bordeaux, this detached 1950s property offers excellent potential to create a comfortable family home or a rental investment in the French countryside.

Set within a quiet hamlet, this single-storey house features an entrance, a conservatory, an open kitchen/living area, two bedrooms, a shower room, a WC and a dining room. Two additional rooms, previously used as a kitchen and a bedroom, require renovation and offer the opportunity to adapt the layout to suit your project.

A garage and an attached former wine store (chai) are complemented by several small outbuildings located at the rear of the property.

Refreshments and renovation works are required, including window replacement (currently single

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

However, major improvements have already been carried out: a heat pump was installed in 2021, and the attic insulation (blown glass wool across the entire house) was completed the same year, resulting in a good energy rating (DPE C).

A promising property offering space, tranquility and accessibility — ideal for those seeking an authentic French lifestyle with room to add value.

About Charente-Maritime

Renowned for its sunny climate, rolling countryside, and proximity to the Atlantic coast, Charente-Maritime is one of France's most sought-after regions for its quality of life. It boasts a rich cultural heritage, lively weekly markets, Romanesque churches, and charming coastal towns like La Rochelle and Royan. Whether you're drawn to vineyards, the sea, or the tranquility of the countryside, this region embodies the French art of living.

More detailed information about the property can be found below.

Additional photos and floor plans are available upon request.

TECHNICAL INFORMATION

Energy efficiency rating (DPE) C

Fiber optic internet available

Central heating via heat pump installed in 2021

Single glazing

PVC shutters, 2 electric in the kitchen, the rest manual

Septic tank not compliant

PROPERTY

Conservatory - 10m² (1st entrance)

Kitchen/Living Room - 27m²

Bedroom 1 - 12m²

Bedroom 2 - 12m²

Hallway - 8m²

WC - 2.5m²

LOCAL TAXES

Taxe foncière: 1019 EUR

Taxe habitation: EUR

NOTES