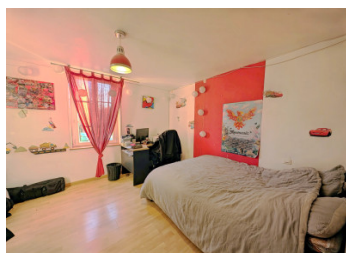


Charming stone property with 4 bedrooms on an enclosed land, 3 garages - 1h from Bordeaux



INFORMATION

Town:	Chamouillac
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	188 m ²
Plot Size:	1 155 m ²

IN BRIEF

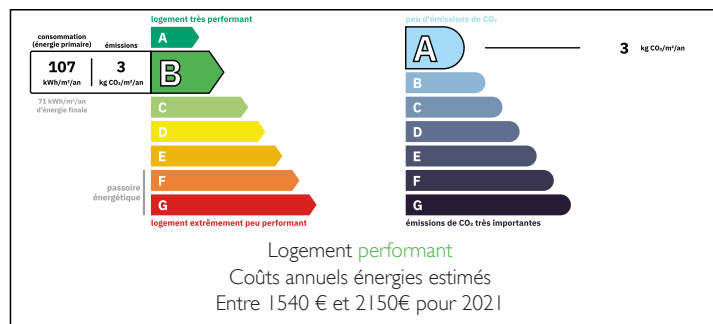
Located just 5 minutes from Montendre, this charming 1900 property has been tastefully renovated, combining original character with modern comfort.

The house benefits from high-quality energy features, including underfloor heating with a heat pump, double glazing, good insulation, solar thermal hot water system and compliant septic tank.

Ideally positioned, it is within easy reach (around 1 hour) of Bordeaux, Saintes, Angoulême and Cognac, offering a perfect balance between peaceful countryside living and accessibility.

With its south-east orientation, the house enjoys excellent natural light and offers a pleasant front-facing terrace, ideal for outdoor living. Upon entering, you are welcomed into a spacious open-plan living area with high ceilings and abundant

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.



LOCAL TAXES

Taxe foncière: 548 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A hallway leads to the sleeping area, which includes two bedrooms, a study or third bedroom, a separate WC, and a bathroom.

From the main living space, there is access to a utility room/boiler room with a WC, as well as an additional room to be finished, offering great flexibility for future projects such as an extra bedroom, office, or hobby room.

Attached to the house is a garage with a cellar area, while a covered lean-to at the rear provides convenient wood storage.

Separate from the main house, three garages fully renovated in 2022 feature electric doors, concrete flooring, good insulation, double-glazed openings, and a shower room equipped with shower, washbasin, WC, and space for a washing machine. A second covered lean-to at the rear allows for the storage of materials.

The property sits on a fully enclosed plot, ensuring privacy and security.

About the Charente-Maritime

Known for its sunny climate, gentle countryside, and proximity to the Atlantic coast, the Charente-Maritime is one of France's most sought-after regions for quality of life. The area offers a rich blend of cultural heritage, vibrant weekly markets, Romanesque churches, and charming coastal towns like La Rochelle and Royan. Whether you're drawn by the vineyards, the sea, or the peaceful rural lifestyle, this region captures the essence of refined French living.

Below you will find more detailed information about the property.

Additional photos are available as well as the floor plan upon request.

TECHNICAL SPECIFICATIONS