

Character 5 bedroom property with outbuildings and garden close to all amenities and 1 hour from Bordeaux



INFORMATION

Town:	Montguyon
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	238 m ²
Plot Size:	2328 m ²



IN BRIEF

Located close to all commodities and services, this charming property offers a comfortable and flexible living environment, ideal as a family home or a second residence in France.

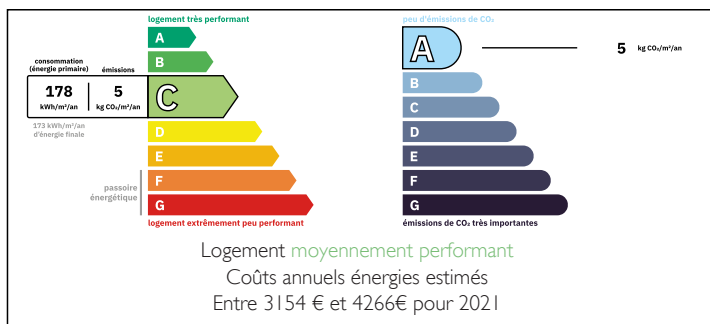
This character property features bright and well-proportioned rooms, designed for everyday living and easy entertaining.

Several bedrooms, the master being on the ground floor, provide space for family and guests, with additional potential for a home office or extra living areas.

The outbuildings offer excellent flexibility for personal or professional use, such as a workshop, storage space or guest accommodation.

A recent planning certificate for some of the outbuildings (October 2025) allows for conversion

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

A south-facing terrace sits at the front of the house, overlooking the garden creating a pleasant space for outdoor living and relaxation.

The property also includes a well, adding charm and practicality.

Perfect as a family home or second home in France, offering space, flexibility and the opportunity to create a personalised living environment

More photos and floor plan are available on request

Please find below more detailed information about the property

TECHNICAL INFORMATION

Energy efficiency rating (DPE) C

Double-glazed PVC and wood windows.

Central heating via a pellet boiler installed in 2018.

Hot water production is also provided by the boiler.

Mains drainage compliant

Well

Fiber optic internet available

GROUND FLOOR

Living room with fireplace - 30m²

Kitchen/Dining room - 22m²

Master suite - 14m² with en-suite shower room (shower, sink, and toilet) - 5m²

Hallway - 10m²

Bedroom 2/Office - 14m²

Laundry room - 4m²

Bathroom - 7m² with shower, bathtub, sink, and bidet

Workshop - 10m²

Workshop 2/Boiler room - 25m²

Office - 14m²

FIRST FLOOR

Former shower room - 3m²

Bedroom 3 - 15m²

Bedroom 4 - 14m²

LOCAL TAXES

Taxe foncière: **3541 EUR**

Taxe habitation: **EUR**

NOTES