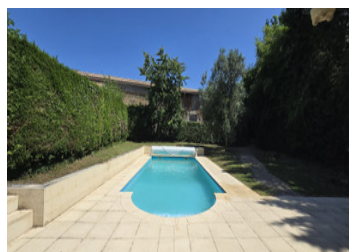


Character 3 bedroom house, perfect lock and leave holiday home

EXCLUSIVE



INFORMATION

Town:	Chamouillac
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	144 m2
Plot Size:	1543 m2

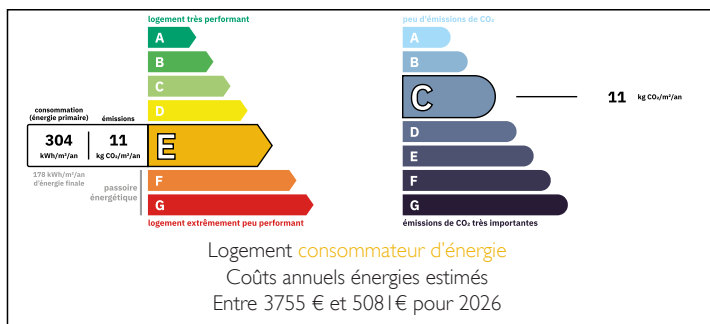
IN BRIEF

Ideal as a family home, holiday retreat or easy "lock-up-and-leave" home, this charming property offers comfort, space, and low-maintenance living in a countryside setting.

On the ground floor, a welcoming entrance hall leads to a well-proportioned kitchen and a generous living room and dining room, perfect for relaxing or entertaining. There are three comfortable bedrooms, including a characterful mezzanine bedroom and a principal bedroom with its own shower room and WC. A family bathroom and separate WC complete the layout.

Outside, the property is designed for effortless enjoyment, with a heated swimming pool and a detached 25m² barn offering useful storage or potential for further use.

ENERGY - DPE



A perfect blend of charm, practicality, and getaway

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

Ground Floor :

Entrance hall - 12m²

Living room - 43m²

Kitchen - 19m²

Bed 1 (mezzanine) - 19 m²

Bed 2 - with shower room & WC - 20m²

Bed 3 - 16.5m²

Bathroom - 10m²

Separate WC

Outside :

Heated pool - 8m x 4m

Detached barn - 25m²

Additional information :

Heating via electric and wood

Sewerage via septic tank

Nearest amenities Montendre - 6km

NOTES

Location :

Ideally located, the property has convenient access to amenities just 6km away in Montendre and is only one hour from Bordeaux and the beautiful Atlantic coast.

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