

Detached house with 2 gites and swimming pool .Excellent condition with strong proven income . Nr to Cognac .

EXCLUSIVE



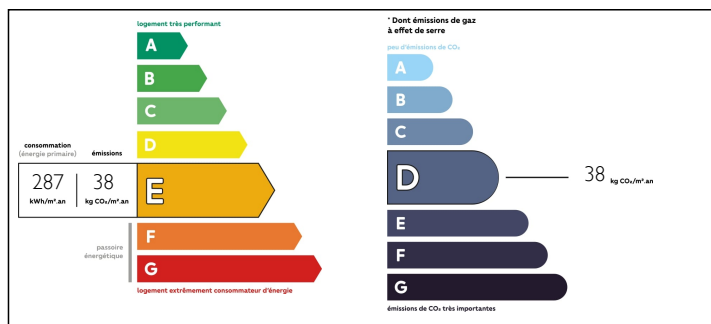
INFORMATION

Town:	Mons
Department:	Charente-Maritime
Bed:	7
Bath:	4
Floor:	310 m2
Plot Size:	2758 m2

IN BRIEF

Set in the Charente-Maritime countryside surrounded by sunflowers and cognac producing vineyards - the house is set in a calm and peaceful location , close to the popular towns of Cognac , Saintes and Saint Jean D'Angely with all their commerces and activities . Offering original charm , exposed stone walls and oak beams - this is not a property to miss if you are looking for a beautiful house with a strong running business to take over the reins . The property is composed of a detached main house with 2 independent gites, gardens, swimming pool , garage , carports and covered terrace. The main house with 3 large reception rooms plus WC on the ground floor with 3 bedrooms (one ensuite) & family bathroom on the first floor . Each gite is composed of salon , kitchen 2 bedrooms and modern shower room . Layout of the gites ensures that the...

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: 2250 EUR

NOTES

DESCRIPTION

The property in more detail :

Fibre internet , conforming fosse septic , oil fired central heating .

MAIN HOUSE :

Grand entrance 12m² , opening to SALON 31m² with woodburner . DINING ROOM 24m² leading to fully fitted KITCHEN 27m² with laundry area . WC .

Covered terrace of 11m² accessed directly from kitchen .

First floor .

Landing opening to Master BEDROOM 20m² with ENSUITE BATHROOM 6m²

BEDROOM 2 : 16m² BEDROOM 3 : 11m² .

FAMILY SHOWER ROOM 6m²

GITE ONE : All on ground floor .

SALON 19m² with woodburner , KITCHEN / DINING ROOM 18m²

BEDROOM 1 & 2 - 10 & 13m² . SHOWER ROOM & WC 5m²

Private garden and parking .

GITE TWO : SALON 34m² with woodburner , KITCHEN 9m² .SHOWER ROOM and WC 6m²

First floor - BEDROOM 1 & 2 - 13m² each

Private terrace and parking .

Beautiful gardens with swimming pool and terrace , boules terrain , garage and carports for 3 vehicles .

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