



IMPRESSIVE TOTALLY RENOVATED 4 BEDROOM  
COUNTRY HOUSE AND SECOND DETACHED  
HOUSE, BETWEEN SAINTES & PONS.

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## PROPERTY FACT FILE

REFERENCE	A31623LOPI7
PRICE	€ 763,949 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (727 568 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	311 m <sup>2</sup>
LAND	5470 m <sup>2</sup>
TOWN	Montils
DEPARTMENT	
LOCATION	Village property
TYPE	Terrain avec CU, House, Country House
CONDITION	
FEATURES	Mains Drains, Garage, Private parking

\*Price based on current exchange rate which is subject to change



- Renovated to a high standard retaining character
- Entirely renovated 2nd house 117m<sup>2</sup>, gite potential
- Building & pool possible on the attached land plot
- Very good energy efficiency - C rating
- Close to two bustling towns but a private location

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The current owners have updated the property to benefit from modern living whilst retaining the original charm and character. Part of the main house was renovated in 2020, along with an additional detached completely renovated house of 117m<sup>2</sup> & attached 23m<sup>2</sup> garage, with obvious gite potential.

## DESCRIPTIF

The house in more detail :

GROUND FLOOR

Entrance hall : 18.4m<sup>2</sup>

Salon 1: 27.4m<sup>2</sup>

Dining room: 30.3m<sup>2</sup> with fireplace

Bureau: 17.7m<sup>2</sup>

Pantry: 3.1m<sup>2</sup>

Kitchen: 18.4m<sup>2</sup> modern & fully equipped

Boiler room: 12.0m<sup>2</sup>

Salon 2 & kitchen: 55.2m<sup>2</sup> with shower room & WC

FIRST FLOOR:

Hallway: 11.0m<sup>2</sup>

Bedroom 1: 18.7m<sup>2</sup> with ensuite shower room.

Bedroom 2: 17.1m<sup>2</sup> with ensuite bathroom room with bath, shower & WC

Hallway: 14.6m<sup>2</sup>

Bedroom 3: 21.0m<sup>2</sup>

Bedroom 4: 17.1m<sup>2</sup>

Shower room: 5.7m<sup>2</sup>

WC: 2.32m<sup>2</sup>

Second house :

117m<sup>2</sup> total habitable space

Entry hall: 2.7m<sup>2</sup>

Dining room: 21.9m<sup>2</sup>

Kitchen: 8.2m<sup>2</sup>

Pantry: 4.6m<sup>2</sup>

Living room: 34.1m<sup>2</sup>

Garage :23m<sup>2</sup>.

Outbuildings:-

Modern wooden shed: 11.0m<sup>2</sup>

Renovated stone outbuilding: 8.8m<sup>2</sup>

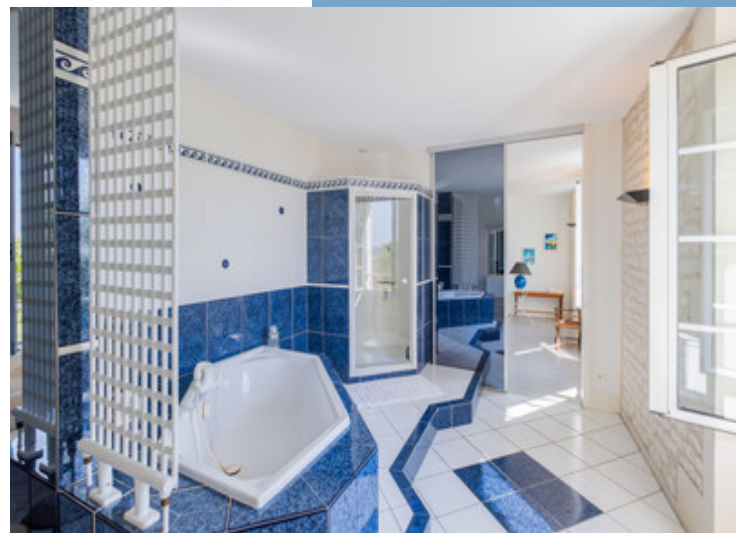
Exterior :

Fenced & walled well maintained gardens with mature shrubs, fruit trees, flowers, 3 entrances, to sides & the rear of the property, inc.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31623LOP17>

COMPLETE FILE AND PHOTO ON REQUEST

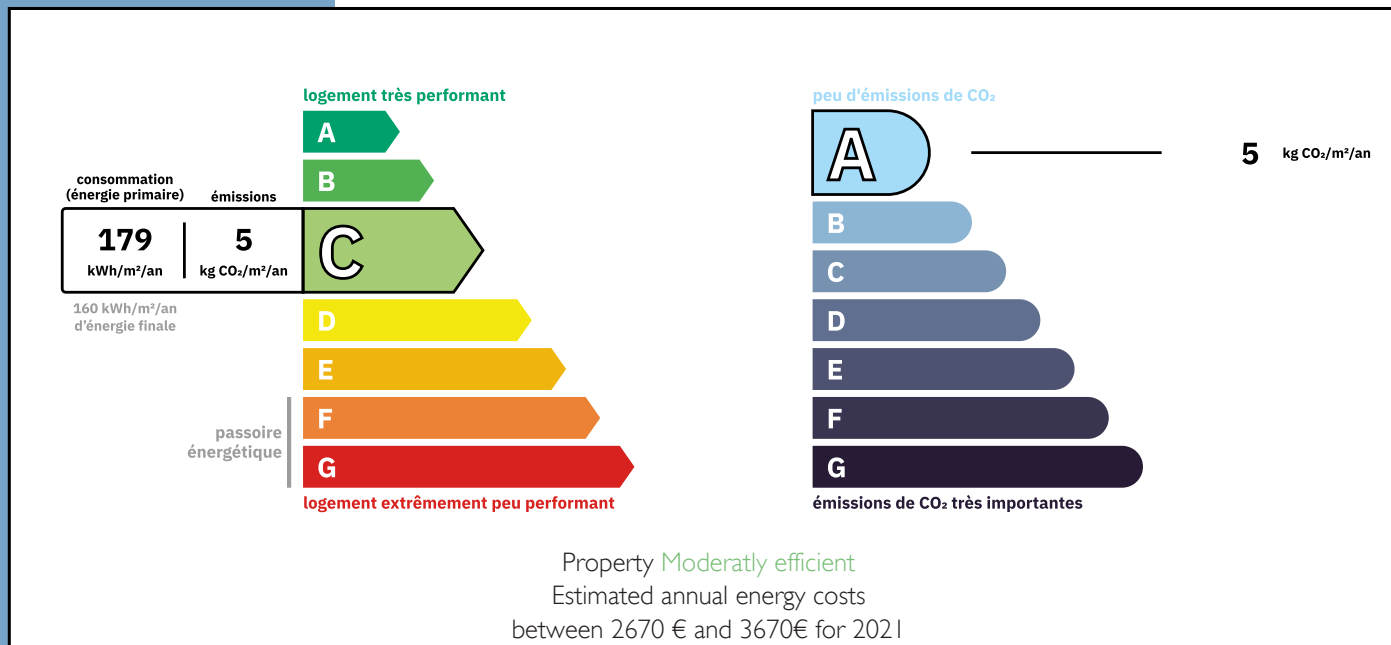


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A31623LOP17  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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