

Maison Montils 237 m²



PRIX DE VENTE : 597 000 €

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DESCRIPTION

This beautifully maintained Charente residence captivates with its timeless charm and modern amenities. Located in the heart of the village, it offers the rare convenience of having all amenities just a short walk away.

A welcoming atmosphere greets you upon entry. The living room, featuring a wood-burning stove, is perfect for relaxing, while the bright dining room highlights the exposed beams and opens directly onto the garden. The kitchen, both rustic and functional, maintains this harmonious balance of character and authenticity. A ground-floor bedroom can also be set up, ideal for guests or for single-level living.

Upstairs, the generous spaces include two elegant suites with private bathrooms, two additional bedrooms, a shower room, and a mezzanine that can be used as an office.

The outdoor spaces are just as impressive as the interior: a fully enclosed, landscaped garden provides a private haven of peace. A covered, light-filled swimming pool allows for year-round enjoyment and is complemented by a fully equipped summer kitchen, a spa, and a gym. A spacious 56 m² garage, a garden shed, and outdoor parking complete the property.

For comfort, the house is equipped with a central pellet heating system and solar panels for hot water production, combining energy savings with environmental responsibility.

Risk information available on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	237.0 m ²	Taxe foncière :	€1.00
NB de pièces :	8 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 187

Indice d'émission de gaz à effet de serre (GES) : A 5



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