

20 minutes from St André de Cubzac, Charentaise of 285m2, 5

Chepniers, Charente-Maritime, Nouvelle Aquitaine





Exceptional location, in Charente maritime, at the gates of the Gironde, away from it all and yet in the heart of a town and...

At a Glance

| Reference | MFH-CJC02100 | Near to | Chepniers | Price | €455,800 |
|-----------|--------------|---------|-----------|----------|-----------|
| Bed | 5 | Pool | No | Hab.Spac | e 285 sqm |
| Land | 1 ha | | | Land Tax | K N/A |
| | | | | | |

Property Description

Exceptional location, in Charente maritime, at the gates of the Gironde, away from it all and yet in the heart of a town and its local shops, just 5 minutes from the free RN10 Bordeaux-Poitiers, beautiful farmhouse whose origin dates from 1676. Built with noble materials, family residence of 285m2 of living space made up of 10 living rooms with generous volumes: entrance, fitted and equipped kitchen, scullery, living room of 60m2, office, 5 bedrooms , 1 bathroom, 2 shower rooms and numerous other outbuildings... All on a magnificent one-hectare pleasure park offering several intimate corners: numerous terraces, 10m x 5m swimming pool to cool off, well always in water, orchard populated with different fruit trees. All lovingly planted with varied species, some of which are secular: a true haven of peace Exceptional property located in a very sought-after area, just 40 minutes from Bordeaux; ideal as a primary or secondary residence. Information on the risks to which this property is exposed is available on the Géorisks website www.georisks.gouv.fr

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. Contact us with details about your project and we will send you a selection of french castles for your consideration.

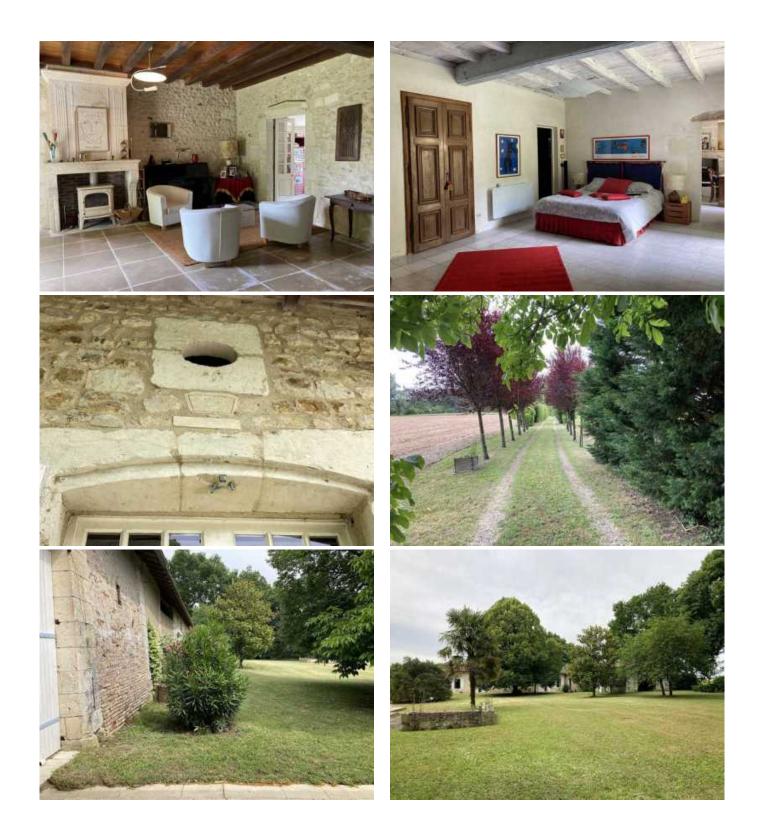
| Summary | | Key Information | |
|----------------|-------------------|------------------------|---------|
| Property type: | Countryside house | Internal Area: | 285 sqm |
| Bedrooms: | 5 | Land Area: | 1 ha |
| Price | €455,800 | | |
| | | | |

Location: Nouvelle Aquitaine



Gallery





THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-

house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER - Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved