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## 15th century Charente manor house of 550m2, 8 bedrooms, on 5

Nieulle-sur-Seudre , Charente-Maritime , Nouvelle Aquitaine



# €795,000

inc. of agency fees

8 Beds      550 sqm      0.52 ha

At the heart of the Brouage,  
Oléron, Royan triangle, nestled  
in an authentic village of the  
exceptional site of the Seudre  
marshes,...

### At a Glance

**Reference** MFH-CJC02112

**Bed** 8

**Land** 0.52 ha

**Near to** Nieulle-sur-Seudre

**Pool** No

**Price** €795,000

**Hab.Space** 550 sqm

**Land Tax** N/A

### Property Description

At the heart of the Brouage, Oléron, Royan triangle, nestled in an authentic village of the exceptional site of the Seudre marshes, former relay of Saint Jacques de Compostelle full of history and charm. It is composed of a manor with its 5 bedrooms, a 3-bedroom accommodation for friends, several reception rooms, cellar, wine storehouse, woodshed, workshop, garage for 4 vehicles, covered areas... All on an enclosed plot of 5153m<sup>2</sup> decorated with a 10m X 5m chlorine swimming pool, a magnificent ornamental garden, a bamboo grove, a vegetable garden, an orchard... Warm 'haven of peace' set in its restful green setting  
Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.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

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 8        |
| Price          | €795,000 |

Key Information

|                |         |
|----------------|---------|
| Internal Area: | 550 sqm |
| Land Area:     | 0.52 ha |

Location: Nouvelle Aquitaine



## Gallery









As Featured in

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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.

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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 our 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 cooling 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.

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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**



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