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Superb Property in Charente-Maritime

La Clotte , Charente-Maritime , Nouvelle Aquitaine



€1,312,500

inc. of agency fees

6 Beds 3 Baths 483 sqm 1.15 ha

At the limit of Charente-Maritime and Gironde (17) -
Close to COUTRAS and
MONTGUYON - Quiet, a small
village with some services....

At a Glance

Reference MFH-CLM06144

Near to La Clotte

Price €1,312,500

Bed 6

Bath 3

Hab.Space 483 sqm

Land 1.15 ha

Pool No

Land Tax N/A

Property Description

At the limit of Charente-Maritime and Gironde (17) - Close to COUTRAS and MONTGUYON - Quiet, a small village with some services. This property is remarkable for its stature and bourgeois character as well as for its exceptional condition. Indeed, it has been carefully renovated, with attention to detail and the use of quality materials.

The beautiful paved driveway bypasses the hedges of charms and the pond. It allows to take full advantage of the greenery and landscaping of the garden.

The house of 356 m2 is raised on a cellar of 150 m2. This cellar part houses several usable rooms, they open on a ground garden.

The stone terraces surround the building. They highlight the facades and the double-revolved staircase. We are also seduced by the original layout, generous volumes, high ceilings, large openings, fireplaces, floors or just the charm and comfort of its interior.

The crossing hall gives access to the library and the dining room. The equipped kitchen and the laundry are at sunset. The living room and bedroom with bathroom complete the walk-in space.

On the first floor there are 4 bedrooms, 2 shower rooms and 2 bathrooms. Attic of 170 m2 under the splendid frame. Caretaker's house with independent entrance of about 90 m2.

The pool with motorized cover fits perfectly.

A wooden barn, a stake, a stable with a box and a huge garage complete this unique set built on a plot of more than one hectare

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	3
Price	€1,312,500

Key Information

Year Built:	1870
Internal Area:	483 sqm
Land Area:	1.15 ha

Location: Nouvelle Aquitaine



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S. and L. BROWN



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