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## Master House With Large Outbuildings in Charente-Maritime

Montendre , Charente-Maritime , Nouvelle Aquitaine



**€696,800**

inc. of agency fees

4 Beds      313 sqm      0.56 ha

MONTENDRE (17) - Between BORDEAUX and ROYAN. In the heart of the small town, close to services. Bourgeois residence of approximately...

### At a Glance

Reference MFH-CLM06053

Near to Montendre

Price €696,800

Bed 4

Pool No

Hab.Space 313 sqm

Land 0.56 ha

Land Tax N/A

### Property Description

MONTENDRE (17) - Between BORDEAUX and ROYAN. In the heart of the small town, close to services. Bourgeois residence of approximately 313 m<sup>2</sup> of living space built on a beautiful wooded plot of over 4800 m<sup>2</sup>.

Pleasant hall with painted cement tiles, living room with herringbone parquet flooring, adjoining dining room, kitchen with access to the terrace, utility room, office with herringbone parquet flooring, shower room, and TV lounge. A beautiful stone staircase leads to the two upper levels. Landing, four bedrooms, two with private shower room and toilet, one with balcony.

The second had been converted into a four-room apartment on almost the entire plateau. Cellar. The charming wooded garden reveals a pretty kiosk and a pond.

The magnificent outbuildings extend over more than 600 m<sup>2</sup> of ground. Garages, workshop, old stable, woodshed and old animal shelters. Ideal for vehicle collectors or for those who need a lot of space.

Three independent rental units complete this very beautiful set. Income of 1150 euros per month Comfort and volumes one hour from Bordeaux or the coast....

Summary

Property type:	House
Bedrooms:	4
Price	€696,800

Key Information

Year Built:	1870
Internal Area:	313 sqm
Land Area:	0.56 ha

Location: Nouvelle Aquitaine



## Gallery













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**S. and L. BROWN**



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