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Master House With Large Outbuildings in Charente-Maritime

Montguyon , Charente-Maritime , Nouvelle Aquitaine



€756,000

inc. of agency fees

5 Beds 1 Baths 262 sqm 3.4 ha

Close to MONTGUYON (17) -
This beautiful property extends
over more than 3.3 hectares in
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proportioned,...

At a Glance

Reference	MFH-CLM06056	Near to	Montguyon	Price	€756,000
Bed	5	Bath	1	Hab.Space	262 sqm
Land	3.4 ha	Pool	No	Land Tax	N/A

Property Description

Close to MONTGUYON (17) - This beautiful property extends over more than 3.3 hectares in one piece. Beautifully proportioned, the main 19th century residence offers approximately 270 m2 of living space. Its beautiful volumes facing south resonate with great clarity.

Subtly renovated, in an elegant style, the building gives pride of place to old materials and elements. Large living room with fireplace, superb equipped kitchen and en-suite bedroom. The upper floor offers four bedrooms with generous volumes and bathroom.

Here again, the omnipresent light highlights the noble materials. The volume of the attic on the second floor, under the beautiful framework, is a real asset. It will be possible to arrange different spaces, create new rooms or design a spacious and structured living space.

This set is completed by an old house to renovate, ideal for creating a gîte. Leaning against the stone building, the pleasant swimming pool fits perfectly into this relaxing setting.

This part overlooks the surrounding meadows and a river. Beautiful stone barn of 115 m2 on the ground with an impressive volume. It can accommodate multiple projects.

Luxurious, the largely enclosed park is a gateway to escape. The bamboo grove brings an exotic note. The location, in the heart of nature, without neighbors and close to services is exceptional.

Summary

Property type:	Mansion
Bedrooms:	5
Bathrooms	1
Price	€756,000

Key Information

Year Built:	1870
Internal Area:	262 sqm
Land Area:	3.4 ha

Location: Nouvelle Aquitaine



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S. and L. BROWN



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