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Estate of 3 Ha interesting rental yields

Mortagne-sur-Gironde , **Charente-Maritime** , **Nouvelle Aquitaine**

€799,000

inc. of agency fees

10 Beds **475** sqm **3** ha

Interesting rental yields with strong development potential for this property located just 1 hour from Bordeaux, less than 15 minutes from 3 cities offering all amenities, 15 minutes from the Gironde…

At a Glance

Reference	MFH-CJC02053	**Near to**	Mortagne-sur-Gironde	**Price**	€799,000
Bed	10	**Pool**	No	**Hab.Space**	475 sqm
Land	3 ha			**Land Tax**	N/A

Property Description

Interesting rental yields with strong development potential for this property located just 1 hour from Bordeaux, less than 15 minutes from 3 cities offering all amenities, 15 minutes from the Gironde estuary and 30 minutes from the beaches. The property offers a living area of 475 m2, 17 rooms including 10 bedrooms; it is made up of a mansion, a gite for 6 people and another gite for 2 people. The complete set of its many large stone outbuildings, all on a plot of approximately 3 hectares. The major interest of this area is that it

already generates an annual income of around 20,000 â,¬ and above all with the possibility of developing many other tourist and commercial projectsâ EUR¦
. Property tax: 2006 , DPE D 201 GES A 5.

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.

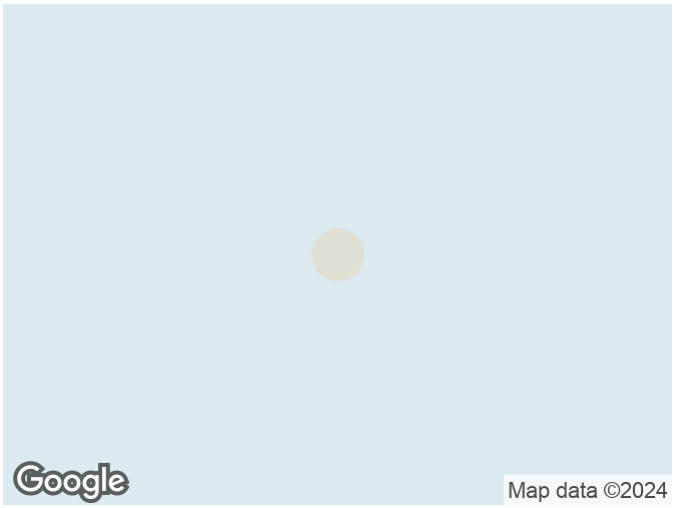
Summary

Property type:	Countryside house
Bedrooms:	10
Price	€799,000

Key Information

Internal Area:	475 sqm
Land Area:	3 ha

Location: Nouvelle Aquitaine



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CHATEAUX

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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 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

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