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## 20 minutes from St André de Cubzac, Charentaise of 285m<sup>2</sup>, 5

**Chepniers , Charente-Maritime , Nouvelle Aquitaine**



# €503,500

inc. of agency fees

5 Beds

285 sqm

1 ha

Exceptional location, in Charente maritime, at the gates of the Gironde, away from it all and yet in the heart of a town and its local shops, just 5 minutes from the free RN10 Bordeaux-Poitiers, beautiful...

### At a Glance

**Reference** MFH-CJC02100  
**Bed** 5  
**Land** 1 ha

**Near to** Chepniers  
**Pool** No

**Price** €503,500  
**Hab.Space** 285 sqm  
**Land Tax** N/A

### Property Description

Exceptional location, in Charente maritime, at the gates of the Gironde, away from it all and yet in the heart of a town and its local shops, just 5 minutes from the free RN10 Bordeaux-Poitiers, beautiful farmhouse whose origin dates from 1676. Built with noble materials, family residence of 285m<sup>2</sup> of living space made up of 10 living rooms with generous volumes: entrance, fitted and equipped kitchen, scullery, living room of

60m2, office, 5 bedrooms , 1 bathroom, 2 shower rooms and numerous other outbuildings... All on a magnificent one-hectare pleasure park offering several intimate corners: numerous terraces, 10m x 5m swimming pool to cool off, well always in water, orchard populated with different fruit trees. All lovingly planted with varied species, some of which are secular: a true haven of peace Exceptional property located in a very sought-after area, just 40 minutes from Bordeaux; ideal as a primary or secondary residence. Information on the risks to which this property is exposed is available on the G orisks website [www.georisks.gouv.fr](http://www.georisks.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:	Countryside house
Bedrooms:	5
Price	€503,500

## Key Information

Internal Area:	285 sqm
Land Area:	1 ha

## Location: Nouvelle Aquitaine



## Gallery





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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.

## Contact us on:

**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 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.

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