

[Click to view MFH-CLM06144](#)

## 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

<b>Reference</b>	MFH-CLM06144	<b>Near to</b>	La Clotte	<b>Price</b>	€1,312,500
<b>Bed</b>	6	<b>Bath</b>	3	<b>Hab.Space</b>	483 sqm
<b>Land</b>	1.15 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 m<sup>2</sup> is raised on a cellar of 150 m<sup>2</sup>. 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 m<sup>2</sup> under the splendid frame. Caretaker's house with independent entrance of about 90 m<sup>2</sup>.

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



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates