

[Click to view MFH-CLM06053](#)

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 m² of living space built on a beautiful wooded plot of over 4800 m².

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 m² 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









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