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

























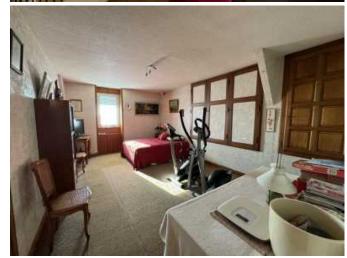


















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved