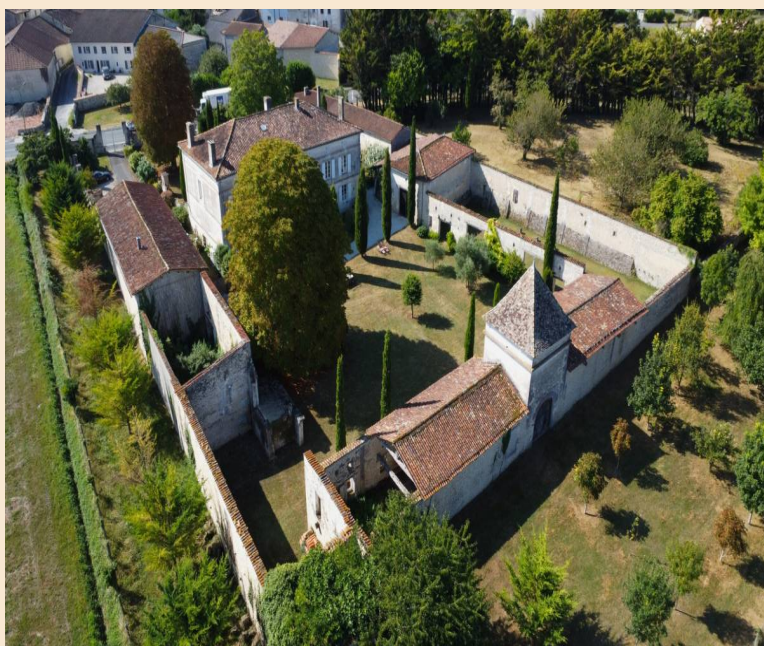


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## Large Mansion in Charente-Maritime

Archiac , Charente-Maritime , Nouvelle Aquitaine



**€1,050,000**

inc. of agency fees

7 Beds      455 sqm      1.37 ha

South of COGNAC (17) - Built thanks to the riches of the Petite Champagne vineyard of ARCHIAC, this splendid residence has crossed...

### At a Glance

**Reference** MFH-CLM06055

**Bed** 7

**Land** 1.37 ha

**Near to** Archiac

**Pool** No

**Price** €1,050,000

**Hab.Space** 455 sqm

**Land Tax** N/A

### Property Description

South of COGNAC (17) - Built thanks to the riches of the Petite Champagne vineyard of ARCHIAC, this splendid residence has crossed History. It was originally built in the 18th century with materials from the Château. We find some sculpted stones from the building.

The impressive volumes built in stone and the Tuscan-style garden highlight the natural beauty of the place.

The typically Charente-style mansion offers 455 m<sup>2</sup> of living space on an enclosed plot of more than 1.3 ha. Its entrance hall invites light. The two living rooms, the dining room and the kitchen are decorated with remarkable decorative elements.

Parquet floors, moldings, fireplaces and old terracotta characterize the authenticity of the building. On the ground floor, a space hidden behind a door of the library reveals an en suite bedroom with shower room and office. Upstairs, six bedrooms with their respective shower room/wc.

They all enjoy a view of the magnificent garden.

Attic with old maids' rooms. Beautiful cellar. Efficient central heating by heat pump.

Orchard and well. The vast outbuildings have been used for professional activities. In particular, a former restaurant and reception room in a barn.

But also a beautiful building for an antique dealer's activity. An old wine storehouse with crusher, an open-air theater and a grandiose dovecote are all unforgettable surprises. Privacy and calm while being very close to amenities.

It is ideal for a daily life full of sweetness and elegance. Exceptional

### Summary

Property type:	Countryside house
Bedrooms:	7
Price	€1,050,000

### Key Information

Year Built:	1800
Internal Area:	455 sqm
Land Area:	1.37 ha

### Location: Nouvelle Aquitaine





## Gallery













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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.

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**C. BAUER – Sunday Times**

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