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## Stone House Near The Ocean in Charente-Maritime

Meursac , Charente-Maritime , Nouvelle Aquitaine



**€387,000**

inc. of agency fees

4 Beds      170 sqm      0.26 ha

MEURSAC (17) - 15 minutes from the beaches of Royan, in the heart of the village of Meursac. Beautiful Saintonge mansion to renovate...

### At a Glance

<b>Reference</b>	MFH-CLM06212	<b>Near to</b>	Meursac	<b>Price</b>	€387,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.26 ha			<b>Land Tax</b>	N/A

### Property Description

MEURSAC (17) - 15 minutes from the beaches of Royan, in the heart of the village of Meursac. Beautiful Saintonge mansion to renovate with its outbuildings built on a plot of 2560 m<sup>2</sup>. The building of 170 m<sup>2</sup> of living space is currently being renovated.

The wall linings with insulation will be completed. New electricity and plumbing supply. Large living room and master suite on the ground floor.

Upstairs a large landing serves three bedrooms. Possibility of creating a bathroom per bedroom. Old wine storehouse and scullery.

Independent garage of 52 m2. Sanitation by all sewers. There is still a lot of work to be done.

This characterful residence gives you the opportunity to make your mark.

## Summary

Property type:	House
Bedrooms:	4
Price	€387,000

## Key Information

Internal Area:	170 sqm
Land Area:	0.26 ha

## Location: Nouvelle Aquitaine



## Gallery













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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.

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**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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