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## Bourgeois residence with outbuilding on 1.8 ha of land

Meschers-sur-Gironde , Charente-Maritime , Nouvelle Aquitaine



# €997,500

inc. of agency fees

6 Beds   3 Baths   750 sqm   1.76 ha

Close to the Atlantic coast, a few kilometers from Meschers and 20 minutes from Royan, imposing character house offering 750m<sup>2</sup> of living space. The property consists of 10 rooms: dining room, 2 living...

### At a Glance

**Reference** MFH-CJC1961-b  
**Bed** 6  
**Land** 1.76 ha

**Near to** Meschers-sur-Gironde  
**Bath** 3  
**Pool** No

**Price** €997,500  
**Hab.Space** 750 sqm  
**Land Tax** N/A

### Property Description

Close to the Atlantic coast, a few kilometers from Meschers and 20 minutes from Royan, imposing character house offering 750m<sup>2</sup> of living space. The property consists of 10 rooms: dining room, 2 living rooms, 6 bedrooms, 3 bathrooms. If the whole of the ground floor is perfectly restored, the 1st to Floor is to

finish decorating. Great potential for extension to the 2nd floor and to the outbuilding. The whole on a raised ground of 17637m<sup>2</sup> including a large courtyard, a pleasure garden and a meadow ideal for accommodating a horse. Beautiful location also to develop multiple professional activities. DPE in progress.

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	3
Price	€997,500

## Key Information

Internal Area:	750 sqm
Land Area:	1.76 ha

## Location: Nouvelle Aquitaine



## Gallery





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or email us at **bonjour@my-french-house.com**.

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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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