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## Charentaise property with outbuildings on 1.87 hectares, oce

**Mortagne-sur-Gironde , Charente-Maritime , Nouvelle Aquitaine**



# €1,250,000

inc. of agency fees

6 Beds      750 sqm      1.87 ha

View over the Atlantic Ocean and the Gironde Estuary, a stone's throw from a marina, this exceptional property completely restored...

### At a Glance

**Reference** MFH-CJC01935  
**Bed** 6  
**Land** 1.87 ha

**Near to** Mortagne-sur-Gironde  
**Pool** No

**Price** €1,250,000  
**Hab.Space** 750 sqm  
**Land Tax** N/A

### Property Description

View over the Atlantic Ocean and the Gironde Estuary, a stone's throw from a marina, this exceptional property completely restored in 2005 (of 750m<sup>2</sup> hab. with 6 bedrooms) was once a 'Domaine de meunier'. It consists of: Charentaise farmhouse of 630m<sup>2</sup> and its guest house of 40m<sup>2</sup>: the whole has been renovated with taste and refinement. In addition, other outbuildings in perfect exterior condition: house of 80m<sup>2</sup> and

windmill without wings but with millstone. The whole on a closed ground of 1Ha 87A with pleasure garden and raised park of which some trees are hundred years old. Our opinion: A quiet property, far from nuisances, which lends itself as well to family use as to the creation of an activity. Must see

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  
Price: €1,250,000

## Key Information

Internal Area: 750 sqm  
Land Area: 1.87 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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**C. BAUER – Sunday Times**

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