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## Close to Jonzac, Property with mansion, reception room, 17th

Jonzac , Charente-Maritime , Nouvelle Aquitaine



# €1,048,000

inc. of agency fees

12 Beds      730 sqm      1.89 ha

Only 30 minutes from Cognac and 1h from Bordeaux, in a bucolic setting, 'Domaine' offering 700 m2 of living space. The property is composed of an 18th century mansion, a reception room (150 m2), a 17th...

### At a Glance

<b>Reference</b>	MFH-CJC02034	<b>Near to</b>	Jonzac	<b>Price</b>	€1,048,000
<b>Bed</b>	12	<b>Pool</b>	No	<b>Hab.Space</b>	730 sqm
<b>Land</b>	1.89 ha			<b>Land Tax</b>	N/A

### Property Description

Only 30 minutes from Cognac and 1h from Bordeaux, in a bucolic setting, 'Domaine' offering 700 m2 of living space. The property is composed of an 18th century mansion, a reception room (150 m2), a 17th century water mill in perfect working order for making flour and walnut oil manufacturer, a caretaker's house to renovate, 2 rental tourist cottages for location (gites) and other outbuildings... The whole is entirely

renovated with taste and refinement offering very nice amenities DPE D 197 GES B 8. Its geographical location is exceptional, not far from the moto way A10, close to the free N10 Bordeaux-Angoulême, Poitiers, only a few minutes from all local shops. Its land of 1HA 60A 34CA offers a truly heavenly setting: a private reach, pleasure garden, aromatic herbs garden, century-old bamboo grove, meadows... Our opinion: Property which is equally suitable for family use or activities in the tourist and event sectors. Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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:	12
Price	€1,048,000

## Key Information

Internal Area:	730 sqm
Land Area:	1.89 ha

## Location: Nouvelle Aquitaine



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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.

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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**

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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