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## Estate of 3 Ha interesting rental yields

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



**€799,000** 

inc. of agency fees

10 Beds

**475** sqm

**3** ha

Interesting rental yields with strong development potential for this property located just 1 hour from Bordeaux, less than 15...

#### At a Glance

**Reference** MFH-CJC02053

**Bed** 10

**Land** 3 ha

Near to Mortagne-sur-Gironde

Pool No

**Price** €799,000

Hab.Space 475 sqm

Land Tax N/A

## **Property Description**

Interesting rental yields with strong development potential for this property located just 1 hour from Bordeaux, less than 15 minutes from 3 cities offering all amenities, 15 minutes from the Gironde estuary and 30 minutes from the beaches. The property offers a living area of 475 m2, 17 rooms including 10 bedrooms; it is made up of a mansion, a gite for 6 people and another gite for 2 people. The complete set of its many large stone outbuildings, all on a plot of approximately 3 hectares. The major interest of this area is that it

already generates an annual income of around 20,000 â,¬ and above all with the possibility of developing many other tourist and commercial projectsâ EUR

. Property tax: 2006, DPE D 201 GES A 5.

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: 10

Price €799,000

**Key Information** 

Internal Area: 475 sqm

Land Area: 3 ha

**Location: Nouvelle Aquitaine** 



# Gallery



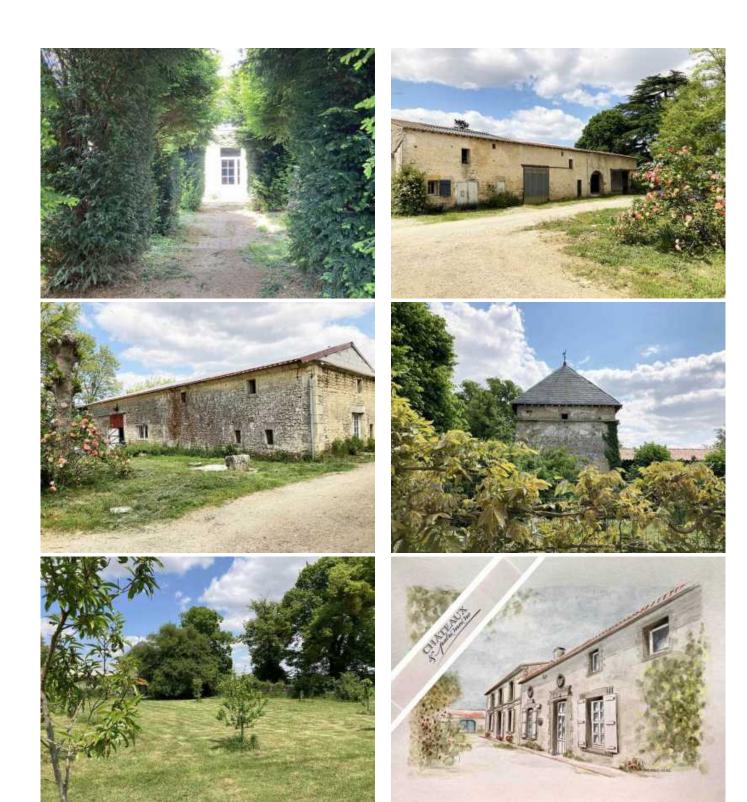














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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have 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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S. and L. BROWN



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