



UNDER OFFER SUPERB ESTATE IN A PRIVATE
SETTING ON 8 HECT OF LAND. POOL. BUSINESS
POTENTIAL. 5MN FROM MONTGUYON

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POTENTIAL. 5MN FROM...



PROPERTY FACT FILE	
REFERENCE	A23798ELM17
PRICE	€ 620,000 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (625 000 EUR hors honoraires)
BEDROOM	11
BATHROOM	6
ACCOMMODATION	472 m ²
LAND	80207 m ²
TOWN	Le Fouilloux
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Established B&B and gîte business
- Inground pool 11 x6 - 1.5 depth
- Large mature garden and woods
- Setting private and peaceful
- Large outbuildings

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Located in the south of Charente Maritime 5 minutes from Montguyon, nestling between the Périgord, the Bordeaux vineyards and the ocean, this large estate is in an idyllic and private setting.

Composed of a large main residence with an annex for your guests, a

DESCRIPTIF

MORE PHOTOS AVAILABLE AND FLOOR PLAN ON REQUEST

The main house of 211 m² on two floors offers you a living room, a kitchen opening onto a large dining room with a lounge area with access to a large terrace, a utility room, four bedrooms, a bathroom and a shower room.

Main House - Ground floor

- l Entrance - 10 m²
- l Living room - 19 m²
- l Living/dining room - 42 m² with a functional wood stove - Direct access to the 72m² terrace through large bay windows.
- l Kitchen - 29 m² with a lovely pantry.
- l Laundry room - 17 m²
- l Boiler room – 18m² (outside adjoining the laundry room)

Main house - 1st floor

- l Landing - 14 m²
- l Bedroom - 19 m²
- l Bedroom - 8 m²
- l Bathroom - 7 m² with bathtub, 2 sinks and a toilet
- l Bedroom - 17 m²
- l Master Bedroom – 29m² -with a toilet and sink. Possibility of installing a bath/shower.

The 70m² annex, adjoining the main house and integrating into it, consists of an apartment with a living room/kitchen, a bedroom and a bathroom. Separate from the annex there is a bedroom and a bathroom on the ground floor.

Annex - Ground floor (gîte)

- l Living room/kitchen – 29m²

Annex - 1st floor (gîte)

- l Bedroom – 20m²
- l Bathroom – 3m² with shower, toilet and sink.

Separate from the annex (guest room)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23798ELM17>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

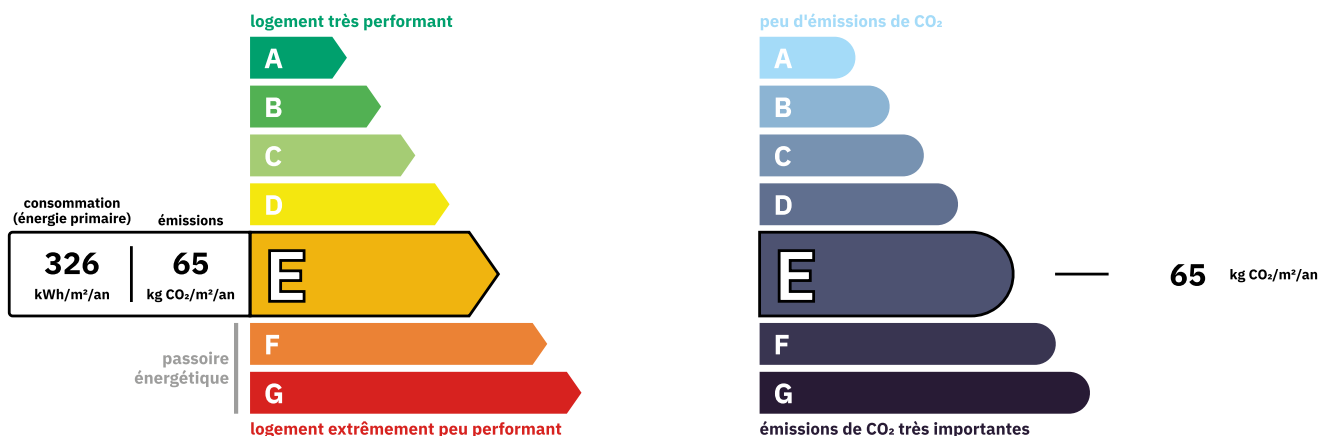
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HECT OF LAND. POOL.
BUSINESS POTENTIAL. 5MN
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Energy consuming**
Estimated annual energy costs
between 2134 € and 2888€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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