



CHARMING MAISON DE MAÎTRE IN THE CENTRE OF MONTENDRE, WITH LARGE OUTBUILDINGS, GARDEN AND RENTAL INCOME

CHARMING MAISON DE
MAÎTRE IN THE CENTRE
OF MONTENDRE, WITH
LARGE OUTBUILDINGS,
GARDEN AND RENTAL
IN...



PROPERTY FACT FILE	
REFERENCE	A32121ELM17
PRICE	€ 704,500 £ 589,561* <small>*agency fees included: 5 % TTC to be paid by the buyer (669 500 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	3
ACCOMMODATION	421 m ²
LAND	4838 m ²
TOWN	Montendre
DEPARTMENT	Charente_Maritime
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Close to all amenities
- 3 independent and rented apartments
- Mature garden 4800m²
- Large outbuildings
- 45mn from Bordeaux - Train station

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Step through the door and be captivated by the history of this charming residence. To your right, a flexible office/bedroom and a welcoming living room. To your left, a second warm living room flows into the dining room, creating a perfect space for gatherings. The equipped kitchen opens onto a delightful terrace and a mature

DESCRIPTIF

MORE PHOTOS AND FLOOR PLAN ON REQUEST

TECHNICAL INFORMATION

Double glazing aluminium
 Electric shutters
 Ceiling height 3m
 Heating and Water: oil
 Mains drainage
 Access to the back of the property through an electric gate
 Fiber available
 Rental income for the 3 rented apartments: €1,200 per month

The main house is on 282m² with attic of 36m² that can be converted.

GROUND FLOOR

Entrance hall - 25m² - period tiling
 Office/Bedroom - 17m² - herringbone parquet flooring
 Living room - 12m² - access to the boiler room in the basement 26m²
 Bathroom - 5m² with shower, toilet and sink
 Utility room - 14m² with access to the terrace and garden.
 Second living room - 19m² - herringbone parquet flooring
 Dining room - 23m² - wooden parquet flooring
 Kitchen - 12m² with access to the 26m² terrace

FIRST FLOOR

Bedroom 2 - 13m²
 WC - 3m²
 Bedroom 3 - 24m²
 Landing - 8m²
 Bedroom 4 - 20m² with 6m² shower room: shower and sink
 Bedroom 5 - 19m² with bathroom of 5m²: bath/shower, bidet and sink

SECOND FLOOR

Kitchen - 12m²
 Bedroom 6 - 14m² access to an attic of 23m²
 Bedroom 7 - 20m² with access to an attic of 13m²
 Bedroom 8/Office - 12m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32121ELM17>

COMPLETE FILE AND PHOTO ON REQUEST

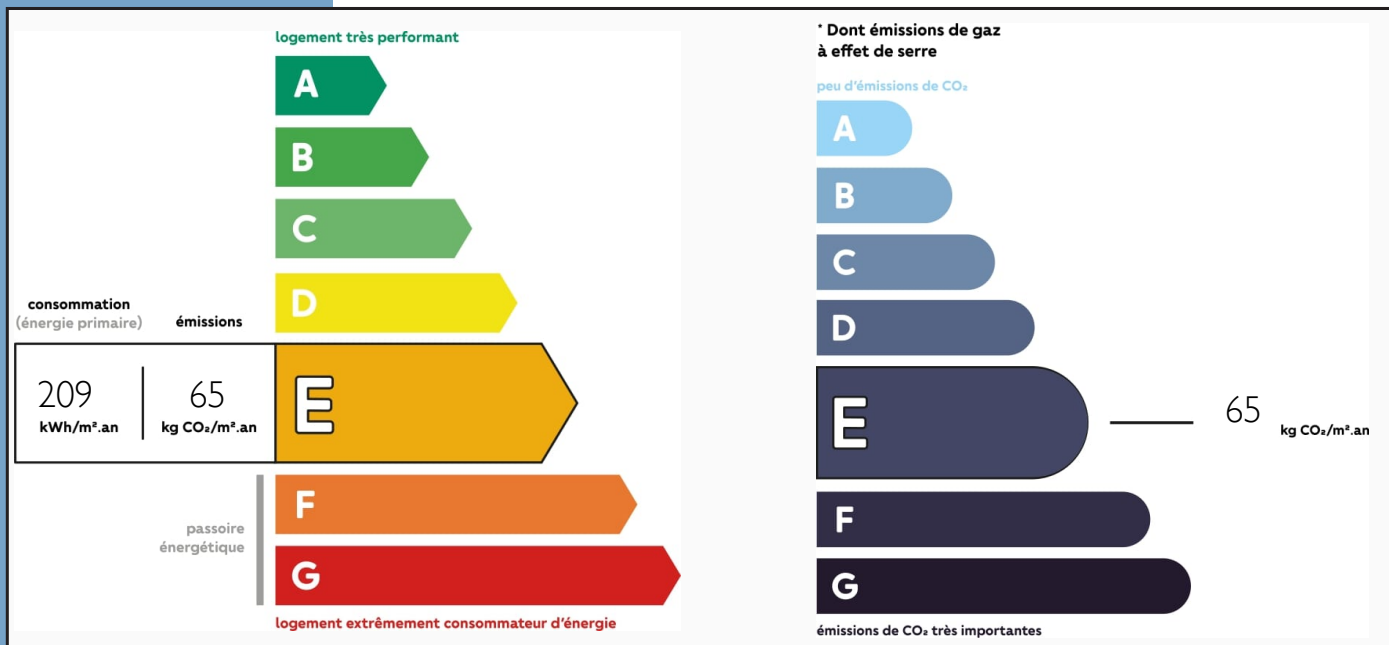


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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

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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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