



MAISON DE MAÎTRE - LARGE OUTBUILDINGS - RENTAL INCOME - GARDEN, COURTYARD & TERRACE IN THE HEART OF MONTENDRE

MAISON DE MAÎTRE -
LARGE OUTBUILDINGS -
RENTAL INCOME -
GARDEN, COURTYARD &
TERRACE IN THE HEART
OF...



PROPERTY FACT FILE	
REFERENCE	A32121ELM17
PRICE	€ 704,500 £ 587,257* <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

MAISON DE MAÎTRE -
LARGE OUTBUILDINGS -
RENTAL INCOME -
GARDEN, COURTYARD &
TERRACE IN THE HEART
OF...

Ref : A32121ELM17

Located in the heart of Montendre, this magnificent Maison de Maître rises on 3 levels with large outbuildings, garage, cellars, courtyard, garden and terrace. Not forgetting the 3 apartments rented and independent from the main house.

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

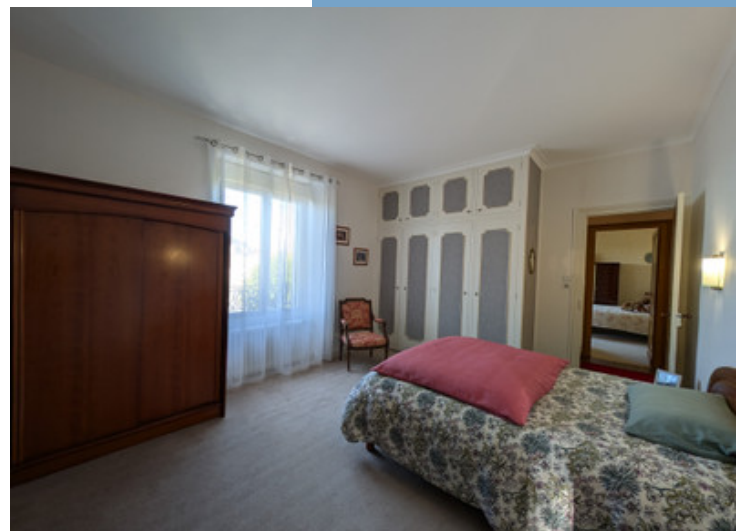
SECOND FLOOR

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



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

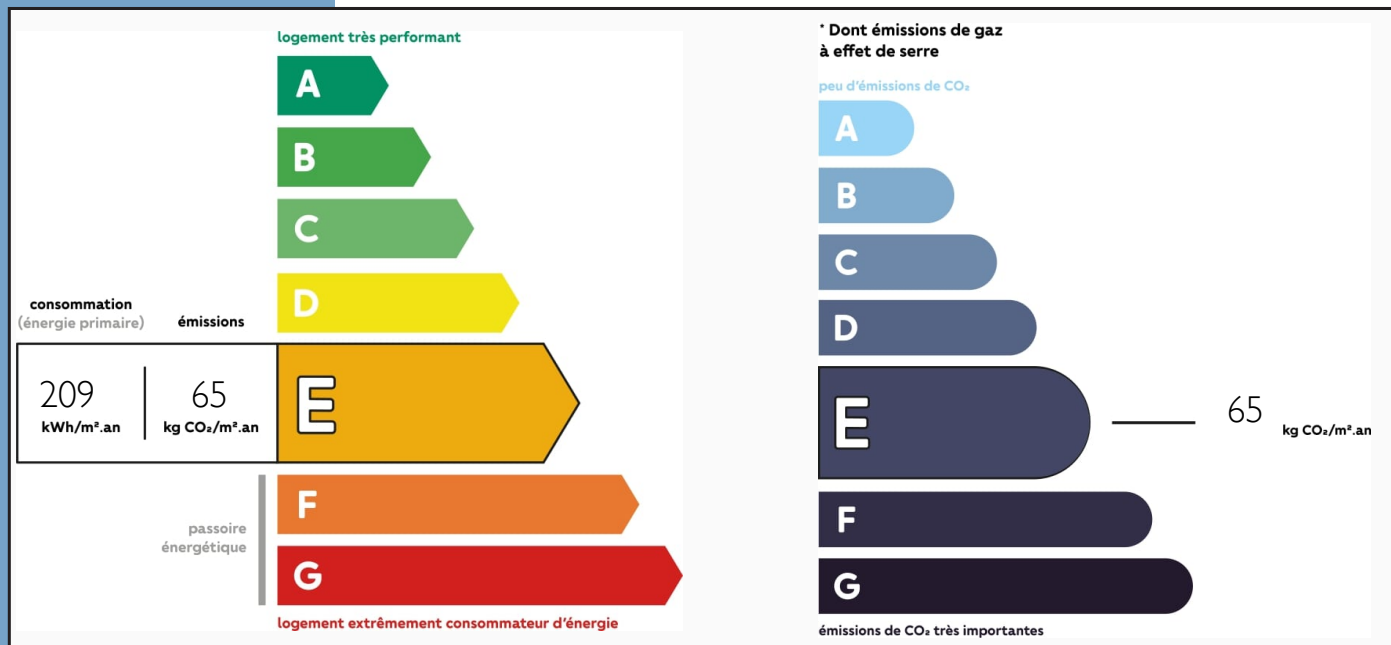
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MAISON DE MAÎTRE - LARGE
OUTBUILDINGS - RENTAL
INCOME - GARDEN,
COURTYARD & TERRACE IN
THE HEART OF...

Ref : A32121ELM17

ENERGIE-DPE

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



NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

Réf :A32121ELM17
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr