



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

UNDER OFFER SUPERB  
ESTATE IN A PRIVATE  
SETTING ON 8 HECT OF  
LAND. POOL. BUSINESS  
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 <sup>2</sup>
LAND	80207 m <sup>2</sup>
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

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

Ref : A23798ELM17

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 m<sup>2</sup> 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

- | Entrance - 10 m<sup>2</sup>
- | Living room - 19 m<sup>2</sup>
- | Living/dining room - 42 m<sup>2</sup> with a functional wood stove - Direct access to the 72m<sup>2</sup> terrace through large bay windows.
- | Kitchen - 29 m<sup>2</sup> with a lovely pantry.
- | Laundry room - 17 m<sup>2</sup>
- | Boiler room – 18m<sup>2</sup> (outside adjoining the laundry room)

Main house - 1st floor

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

The 70m<sup>2</sup> 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)

- | Living room/kitchen – 29m<sup>2</sup>

Annex - 1st floor (gîte)

- | Bedroom – 20m<sup>2</sup>
- | Bathroom – 3m<sup>2</sup> 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

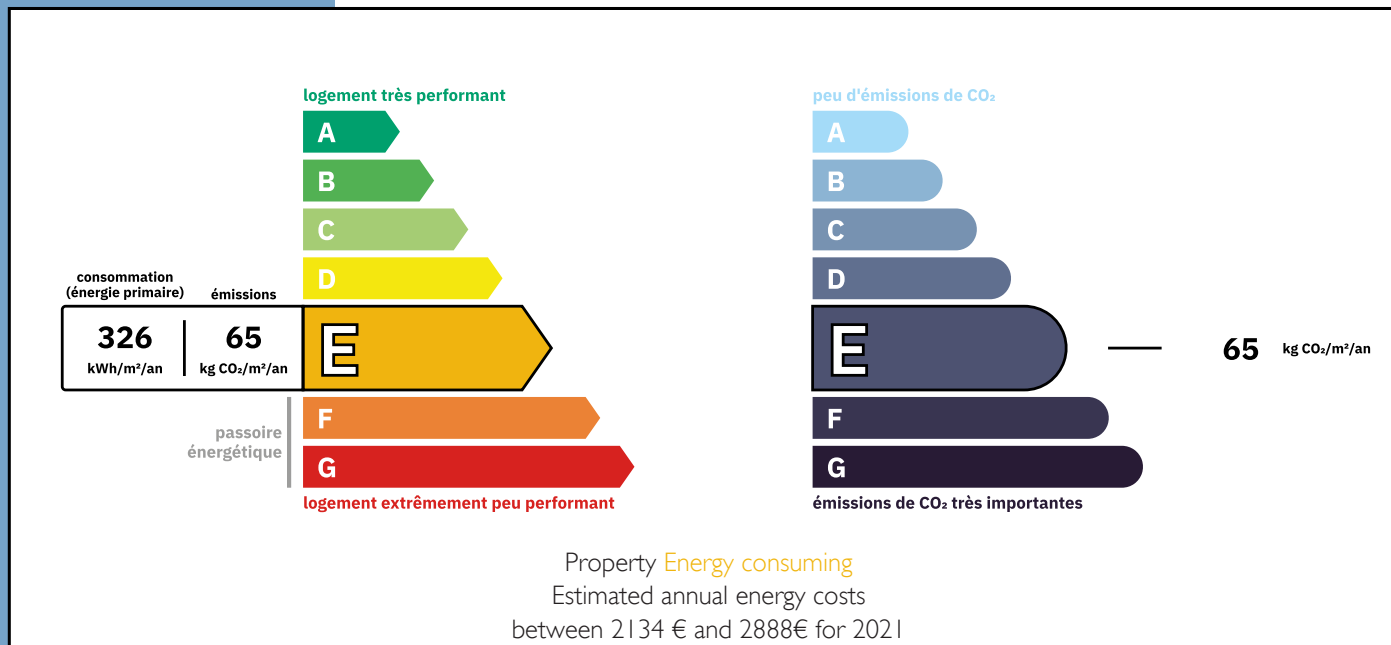


UNDER OFFER SUPERB ESTATE  
IN A PRIVATE SETTING ON 8  
HECT OF LAND. POOL.  
BUSINESS POTENTIAL. 5MN  
FROM...

Ref : A23798ELM17

## 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 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

Réf :A23798ELM17  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)