

CHARENTAISE LONGÈRE WITH 5 ENSUITE BEDROOMS, 2 BEDROOM GITE, STUDIO AND POOL. 15KM TO LA ROCHELLE.

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PROPERTY FACT FILE

REFERENCE	A45759AEL17
PRICE	€ 1,323,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 260 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	7
ACCOMMODATION	366 m²
LAND	1940 m²
TOWN	Montroy
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change





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- Turnkey comfort.
- Recently renovated to a high standard.
- Ground floor bedroom suite.
- 2 bedroom gîte + studio.
- 15 KM to La Rochelle.

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Recently renovated to a high specification - this large Charentaise longère, full of light offers 5 bedrooms with luxury ensuite bathrooms, one of which is on the ground floor. An independent 2-bedroom gîte and a studio make this an ideal property for summer rentals. Highly efficient energy performance property of a B rating.



DESCRIPTION

This superb Charentaise longère boasts generous volumes and high-end features, making it ideal for a family home, a hospitality project (gîtes/bed and breakfast), or entertaining. Recently renovated by the current owners to a high specification.

The main residence:
Ground Floor: An entrance hall leads to a warm and welcoming living/dining area, and a fitted kitchen, a utility room and a fully equipped back kitchen. On the ground floor a private master suite including a bedroom, an private salon, a shower room, and a separate toilet.
First Floor: 4 large bedroom suites with luxury bathrooms, two bedrooms with private shower rooms and separate toilets, one bedroom with a shower room and toilet, and a vast suite with a full bathroom (bathtub and shower) and toilet.



Outbuildings & Grounds:
Courtyard Side (Front): A well-maintained welcoming courtyard with a carport and a bin storage area. The garage houses a remarkable underground wine cellar. This area also includes an independent studio apartment (with a shower room and separate toilet) and a cozy guest house (open-plan kitchen, 2 bedrooms, shower room, and separate toilet)—perfect for generating rental income or hosting guests in complete privacy.
Garden Side (Rear): A large terrace opens onto a fully enclosed garden, complete with a covered swimming pool and its technical room.

The main house in more detail:
Ground floor:
- Entrance hallway 9m²
- Living / dining room 41,5m²
- Kitchen 20,5m²
- Utility 11,7m²
- Bac...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45759AEL17

COMPLETE FILE AND PHOTO ON REQUEST

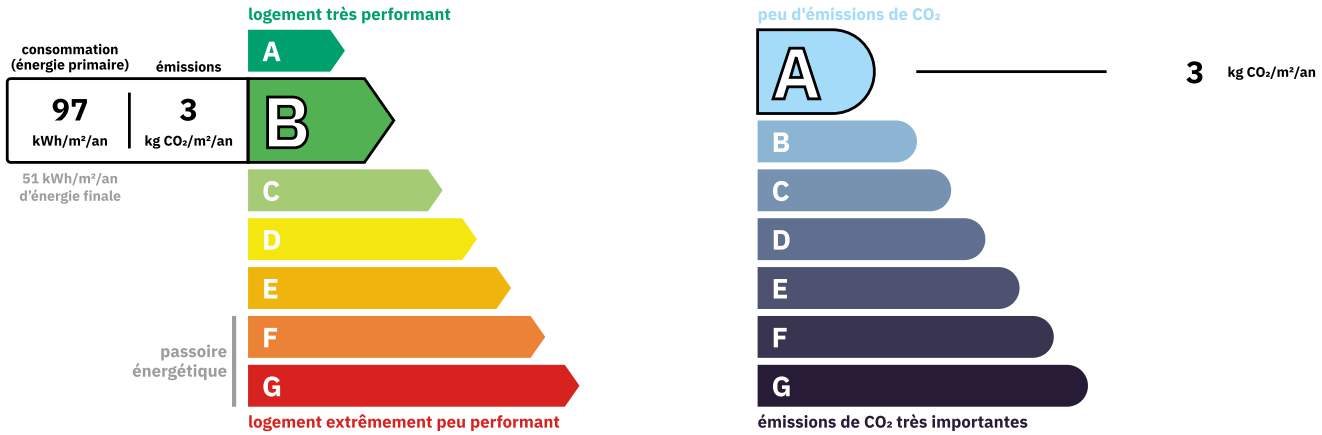
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 3218 € and 4353€ for 2023

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.

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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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