





ELEGANT 19TH CENTURY MAISON DE MAÎTRE, EXISTING B&B. OUTBUILDINGS, SWIMMING POOL, GARDEN, LAND. 20MN JONZAC

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PROPERTY FACT FILE

REFERENCE A33710ELM17

PRICE € 798,000

£ 0*

*agency fees included: 5 % TTC to be paid by the buyer (760 000 EUR hors honoraires)

BEDROOM 6

BATHROOM 5

ACCOMMODATION 555 m²

LAND 10370 m²

TOWN Lorignac

DEPARTMENT

LOCATION Hamlet property

TYPE Gîtes, House, Family Home

CONDITION Habitable, Good condition

FEATURES Swimming Pool, Other Drainage,

Garage

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





- Impressive Maison de maître 1862
- Original features: fireplaces, moldings, wood floor
- 6 bedrooms and 5 shower rooms
- Salted swimming pool next to the French garden
- Large outbuildings 600m²

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This magnificent mansion, built in 1862, will seduce you with its neoclassical architecture and timeless charm. Its stone facades, high ceilings, large oak windows and triangular porch give it a majestic look and feel. Inside, you will be charmed by the generous volumes, the brightness and the original features: wood parquet floors, marble

DESCRIPTIF

Ideally located between Jonzac and Pons and only 35 minutes from Royan and I hour from Bordeaux, this property offers you the calm of the countryside while remaining accessible to all amenities. Commodities 2km: convenient store and post office

About the Charente-Maritime

Known for its sunny climate, gentle countryside, and proximity to the Atlantic coast, the Charente-Maritime is one of France's most sought-after regions for quality of life. The area offers a rich blend of cultural heritage, vibrant weekly markets, Romanesque churches, and charming coastal towns like La Rochelle and Royan. Whether you're drawn by the vineyards, the sea, or the peaceful rural lifestyle, this region captures the essence of refined French living.

Below you will find more detailled information about the property. Additional photos are available as well as the floor plan uopn request.

TECHNICAL INFORMATION

DPE D

Double oak glazing

Oil central heating

Septic tank compliant

Salted pool 10×5 built in 2024 - possibility to add a heat pump Fiber available

GROUND FLOOR

Large entrance hall with period tiles 79m²

Dining room with open fireplace - travertine floor - 40m²

Sitting room/Bedroom with open fireplace - wooden parquet floor - $40m^2$

Corridor access between dining room and kitchen: wc (1.5m²) and shower room (2m²) plus hallway 10m²

Kitchen/dining room with open fireplace - tiled floor - 40m² Back kitchen with period sink - 3rd entrance door - 10m² Living room with wood insert, wood

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A33710ELM17 COMPLETE FILE AND PHOTO ON REQUEST



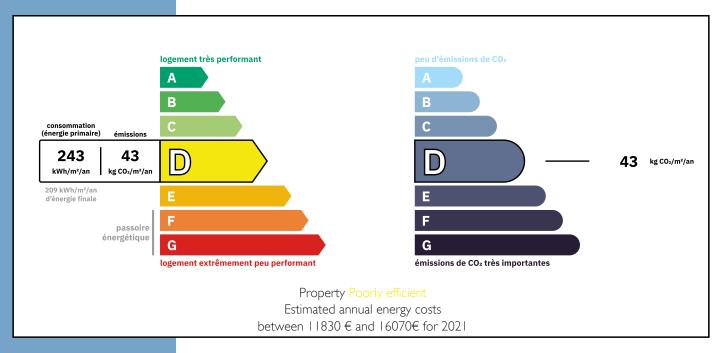




ELEGANT 19TH CENTURY MAISON DE MAÎTRE, EXISTIN B&B. OUTBUILDINGS, SWIMMING POOL, GARDEN, LAND 20M Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

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