

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

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A45759AEL17 |
| PRICE | € 1,323,000<br>£ 0*<br>*agency fees included: 5 % TTC to be paid by the buyer<br>(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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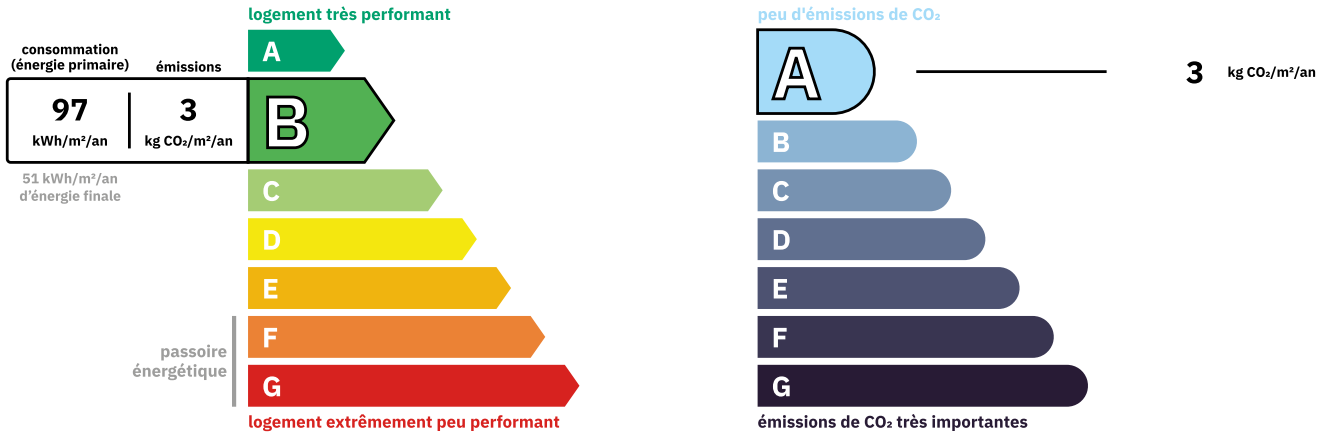
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




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

# NOTICE

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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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# CONTACT

**Réf :A45759AEL17**
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