

Superb Logis with 2 gites and outbuildings, near La Rochelle. Less than 30 minutes to the coast.



INFORMATION

Town:	Taugon
Department:	Charente-Maritime
Bed:	4
Bath:	4
Floor:	215 m ²
Plot Size:	8548 m ²

IN BRIEF

This superb 17th century Logis was originally a hunting lodge domain. The buildings were subsequently remodelled in the 19th century when the property was transformed into a farmhouse. Inside the main dwelling, you will find spacious rooms with plenty of natural light.

Some of the outbuildings have been converted into gîtes. The property is set in a peaceful, leafy setting in the heart of the Marais Poitevin, 25 minutes from La Rochelle and close to the beaches of the Ile de Ré and Sud Vendée.

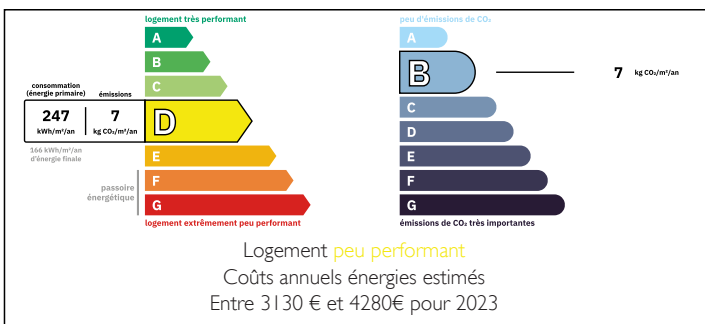
Taugon and the surrounding area are renowned for their tranquillity and are ideally located if you want to live close to the coast and La Rochelle, while enjoying the peace and quiet of the countryside and the peaceful surroundings of the Marais Poitevin.

This property is ideal for developing a tourist or

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

ENERGY - DPE





DESCRIPTION

The ground floor of the Logis comprises a fitted kitchen, a storeroom with an old wine press, a shower room with toilet, a dining room, a lounge/study and a bedroom with its magnificent original Louis XIV fireplace. The first floor also offers the possibility of two additional large bedrooms and an attic.

The first gîte comprises a kitchen, a bright living room, two bedrooms and two bathrooms, totalling around 65m².

The second gîte is approximately 45m² and offers a spacious living room with kitchen, bedroom and bathroom with WC. Both gîtes are very pleasant and functional.

The property and its lush parkland surrounded by canals are very pleasant and well maintained. There are many trees, a pond and an orchard, all with the charm of the marshes.

Extra sale option : 2 meadows at the rear of the property can be rented out or purchased with the property . They would also be ideal for equestrian or animal breeding activities.

The property has a beautiful outbuilding with a lean-to, representing approx. 100m², used as stables and a cowshed in the last century. On the front of this building is an old neo-Romanesque porch... Combining history and curiosity, everyone will be able to imagine what to do next!

Please do not hesitate to contact us for any further information and/or a visit.

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

LOCAL TAXES

Taxe foncière: 1343 EUR

Taxe habitation: EUR

NOTES