LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A31651ELM17 Price: 201 500 EUR

agency fees to be paid by the seller

OFFER ACCEPTED Charming Charentaise House to Renovate – 4 Beds, 3,000 m Land – Near Montendre

INFORMATION

Town:	Chatenet
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	358 m2
Plot Size:	3018 m2

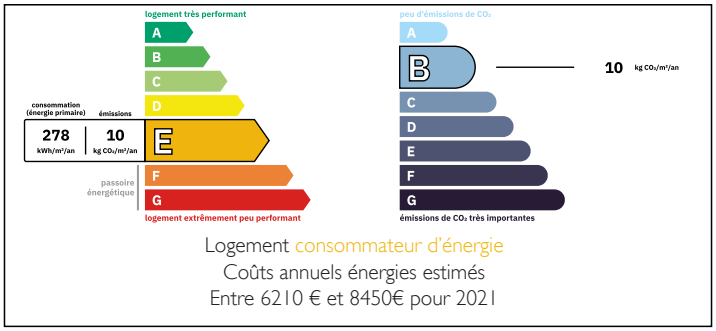
IN BRIEF

Nestled in a tranquil hamlet just outside Châtenet, this traditional Charentaise stone house offers a generous 358 m² of living space on a private 3,000 m² plot. You'll find peace and privacy here, while still being just 10 minutes from Montendre with all its shops, schools and amenities — and 50 minutes from Bordeaux with international airport and TGV connections.

Step inside and you'll be impressed by the scale and authentic features: thick stone walls, exposed beams, old fireplaces, and a beautiful mezzanine reaching up six metres high.

The ground floor includes a master suite with dressing room, a sitting room with an opened fire place, a kitchen area to be created to your own design, a dining room which requires finishing works, a large open living area with a wood burner with a spacious mezzanine games or study area...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6210 € et 8450€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**526 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

Outside, a 57 m² garage offers plenty of storage or workshop space, while the garden (approx. 3,018 m²) provides room for a pool, orchard, or summer kitchen. There's even a private well and fibre-optic internet access available.

While the property requires works and internal finishing, this is the perfect blank canvas for your dream home in France. Whether you're searching for a family home, an investment property, or a gîte project, this is a rare chance to combine traditional charm with modern comfort in one of southwest France's most accessible regions.

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 upon request.

GROUND FLOOR
Entrance hall - 17m²
Master bedroom and dressing room - 35m²
Bathroom to finish renovating - 19m²
WC - 4m²
Laundry room - 2.5m²
Games room/dining room - 33m² with open fireplace
Living room (bedroom/lounge) to finish renovating (rubble walls and concrete floor already done) with open fireplace - 34m²
Kitchen to fit out - 25m²