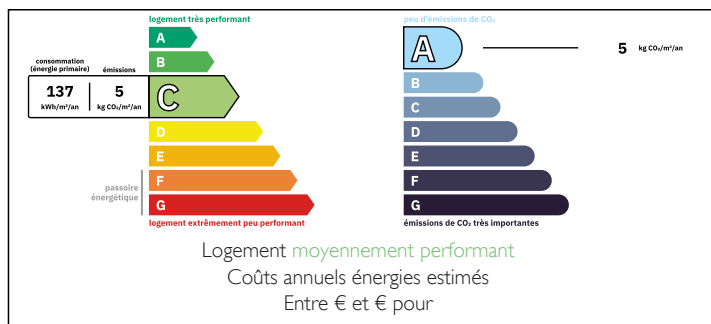


OFFER ACCEPTED - Elegant 1900 Charentaise house with apartment, pool & garden – near Montendre,



## ENERGY - DPE



## INFORMATION

Town:	Montlieu-la-Garde
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	305 m <sup>2</sup>
Plot Size:	2285 m <sup>2</sup>

## IN BRIEF

A stylish blend of old-world charm and modern comfort — your perfect French home in the Charente-Maritime.

Built in 1900, this beautifully preserved Charentaise-style stone house offers around 257 m<sup>2</sup> of living space and an additional 48 m<sup>2</sup> independent apartment — ideal for guests, extended family, or a profitable rental opportunity.

Set in a peaceful village just 10 minutes from Montendre (shops, schools, weekly market) and 50 minutes from Bordeaux, the property enjoys both tranquillity and accessibility.

Inside, the home combines period details with contemporary finishes. On the ground floor, a bright and welcoming open-plan kitchen and dining area flows into a library/office and into a cozy living room with stone fireplace and wood-burner — perfect for

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.



## DESCRIPTION

completed art studio offering even more flexibility.

The independent apartment features an open living space with kitchenette, a bedroom, and shower room — ideal for visitors or as a rental income stream.

Outside, the property includes multiple inviting terraces, a mature, landscaped garden of approximately 2,285 m<sup>2</sup>, a swimming pool with summer-kitchen, and expansive outbuildings: games room, gym, workshop and large carport.

With its independent apartment and versatile outbuildings, this home is perfect as a large family residence, a holiday home, or an investment with rental or gîte potential.

## LOCAL TAXES

Taxe foncière:	2448 EUR
Taxe habitation:	EUR

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 detailed information about the property.

Additional photos are available as well as the floor plan upon request.

## TECHNICAL INFORMATION

Energy rating C

Heating: heat pump and electric for the house - no heating in the apartment

PVC double glazing for the house, single glazing for the apartment

Mains drainage

Fiber available

## NOTES