LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A31003SAG17 Price: 270 000 EUR

agency fees to be paid by the seller

Charming Country Home with Pool, Barn & 10 000m – Near Montguyon and Coutras

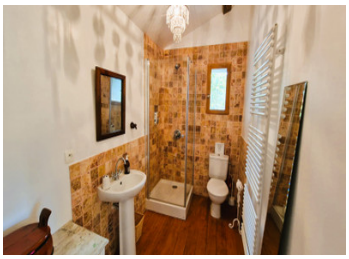














INFORMATION

Town:	Clérac
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	208 m2
Plot Size:	10338 m2

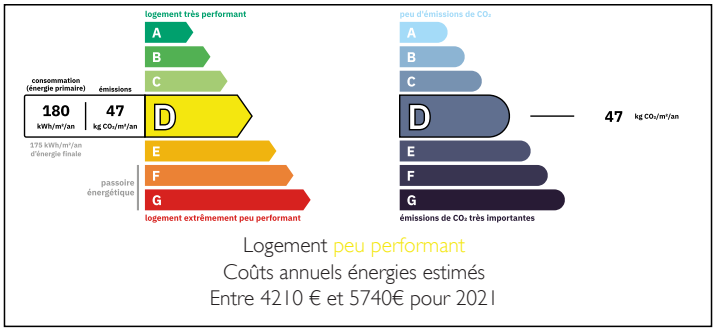
IN BRIEF

Beautiful 5-bedroom rural home with pool, barn & land in Clérac, Charente-Maritime. Set on 10 000m², this character property features a kitchen/diner, lounge, games room/bar, dining room with study area, and WC with laundry on the ground floor. Upstairs offers two en-suite master bedrooms, three further bedrooms, and a family bathroom.

Outside: semi-inground pool, large wooden barn, old pigsty, and open countryside views—ideal for a gîte, horses, or peaceful family living. Located just 5 km from Montguyon (shops, schools) and 15 km from Coutras (motorway, supermarkets, restaurants, healthcare).

Great lifestyle opportunity with income potential in sunny SW France.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4210 € et 5740€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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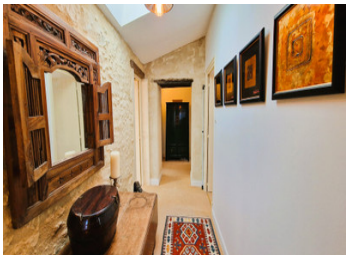
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LOCAL TAXES

Taxe foncière: **960 EUR**

NOTES

DESCRIPTION

This peaceful countryside property is perfect as a holiday home or for those seeking a high-potential seasonal rental. Ideal for families, horse lovers, or vacationers looking to enjoy the beauty of rural southwest France.

The sun-drenched terrace, surrounded by mature fruit trees—including a magnificent century-old walnut tree—is perfect for alfresco dining and summer lounging.

Its prime location makes it a fantastic base for tourism: explore the UNESCO-listed town of Saint-Émilion, enjoy shopping and culture in Bordeaux, or soak up live music at the Cognac Blues Festival—all approximately an hour's drive. A true gem for developing a character holiday rental in the scenic Charente countryside.

Ground floor :
Kitchen - 27 m²
Living room - 34 m²
Dining room - 15 m² + 21 m²
Small lounge - 17 m²
WC - 3 m²

1st floor :
Hallway - 9 m²
Bedroom 1 - 14.5 m²
Shower room 1 - 4.5 m²
Bedroom 2 - 16.8 m²
Shower room 2 - 6 m²
Bedroom 3 - 13 m²
Bedroom 4 - 13 m²
Bedroom 5 - 10 m²
Bathroom - 4 m²

Ancient piggery
Large wooden barn

The roof was redone in September 2020.
The windows are double glazed as are the velux windows.

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