

Charentaise longère with 5 ensuite bedrooms, 2 bedroom gîte, studio and pool. 15KM to La Rochelle.



INFORMATION

Town:	Montroy
Department:	Charente-Maritime
Bed:	7
Bath:	7
Floor:	366 m2
Plot Size:	1940 m2



IN BRIEF

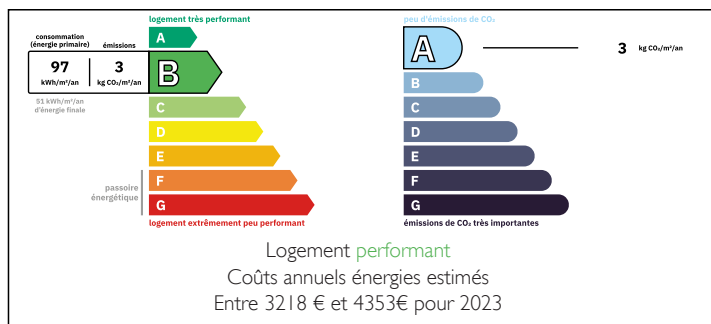
Recently renovated to a high specification - this large Charentaise longère, full of light offers 5 bedrooms with luxury ensuite bathrooms, one of which is on the ground floor. An independent 2-bedroom gîte and a studio make this an ideal property for summer rentals. Highly efficient energy performance property of a B rating.

Situated only 15 km from the popular and historic coastal city of La Rochelle and 19 km from the airport.

The main house offers a warm living and dining area, a fitted kitchen, a utility room, and a fully equipped rear kitchen plus 5 large ensuite bedrooms total, one of which is a private ground-floor master suite.

A studio apartment and a cozy 2-bedroom guest house—both newly renovated, fully independent and self-contained.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1800 EUR

NOTES

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
- Back kitchen 17,8m²
- Master suite bedroom 17,5m² and salon 12,9m²

1st floor:

- Hallway 19,4m²