LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46411ANB17 Price: 232 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (220 000 EUR without fees)

Charming Former Château maison, 6 Bedrooms, Beautiful Gardens and Endless Potential







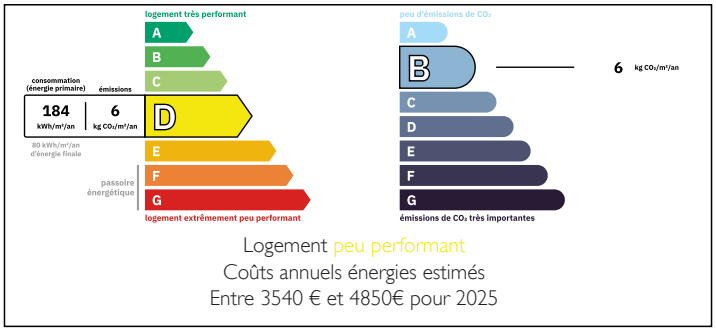








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3540 € et 4850€ pour 2025

INFORMATION

Town:	Mirambeau
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	256 m2
Plot Size:	1969 m2

IN BRIEF

Formerly the outbuildings of the local château, this charming 19th-century property is nestled in a peaceful hamlet close to the town of Mirambeau in the Southern Charente Maritime and offers flexible accommodation set within beautiful mature gardens bordered by a stream.

Full of character, the house features bright and spacious rooms throughout, including 5 bedrooms on the first floor plus an independent studio with its own terrace and private access, making it ideal for holiday rentals or extended family. On the ground floor there is a good sized kitchen, 2 further large reception rooms, a large utility room that could be converted into a further living space, a garage, workshop and storage shed.

The property is 5km from Mirambeau and its amenities, 1 hour from Bordeaux, 1 hour from the Atlantic coast. A unique property that combines

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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LOCAL TAXES

Taxe foncière: **1362 EUR**

NOTES

DESCRIPTION

The main house offers approximately 285m² of accommodation over two floors and retains many original features, including fireplaces and generous room proportions. While some cosmetic updating would enhance the property, it is immediately habitable and offers enormous potential.

The ground floor comprises ;
* A bright conservatory
* Large, fully fitted country kitchen with an authentic fireplace
* Large utility room with independent access - 44m2
* 2 further large reception rooms
* A shower room and WC

On the first floor there is a separate 53m² studio apartment benefiting from its own private terrace and independent access, making it ideal for guests or holiday rentals. The remainder of the first floor offers five further bedrooms, a shower room, separate WC and ample storage space.

Outside, the property is surrounded by approximately 2,000m² of beautifully established gardens, planted with mature trees and bordering a charming stream borders the grounds, providing a peaceful atmosphere as well as a practical water source for the garden.

Additional outbuildings include a 21m² garage, 17m² workshop, 6m² storage shed, a terrace for outdoor entertaining, and parking for up to four vehicles, including one covered space.

* Heating - air source heat pump
* Drainage - septic tank

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

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