LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48502ELM17 Price: 246 100 EUR

agency fees included: 7 % TTC to be paid by the buyer (230 000 EUR without fees)

Characterful 1872 Stone Farmhouse with Extensive Outbuildings, 5000m of land in Mosnac in Charente Maritime

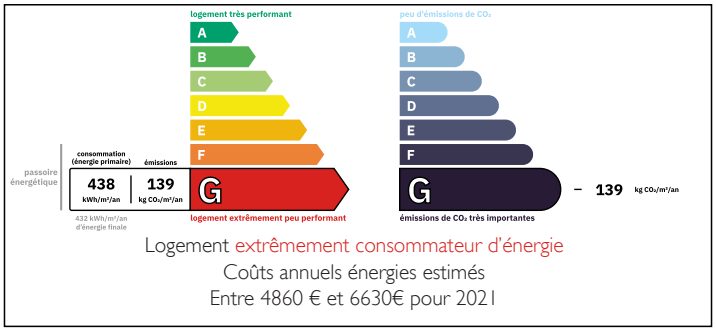
INFORMATION

Town:	Mosnac
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	142 m2
Plot Size:	5074 m2

IN BRIEF

Set in the peaceful village of Mosnac, between Pons and Jonzac in Charente-Maritime, this authentic 1872 Charentaise stone property offers generous living space, traditional features and an impressive collection of outbuildings. The house is arranged over two main floors, with a large kitchen, a sitting room featuring an open stone fireplace, four bedrooms, a shower room and two attic spaces offering further potential. A boiler room, cellar and former wine store with a well add to its traditional rural character. The adjoining outbuildings include a former wine store, stable, barn, second wine store and garage, together with a large open-sided shed suitable for storing vehicles, machinery or equipment. Set within over 5,000 m² of enclosed grounds, this is an appealing opportunity for those seeking a character home with space for workshops, storage, a vehicle collection or a potential...

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4860 € et 6630€ pour 2021

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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: **395 EUR**

NOTES

DESCRIPTION

Located in the village of Mosnac, in Charente-Maritime, this traditional stone property dates back to 1872 and offers a wonderful combination of period character, generous living space and extensive outbuildings.

Set within over 5,000 m² of enclosed grounds with mature trees, the property has a distinctly rural feel and plenty of outdoor space to enjoy the Charente countryside.

Whether you are looking for a traditional French home with room to personalise, substantial storage facilities or a property with scope for a larger project, this is an opportunity worth exploring.

On the garden level, the house offers a large kitchen and a sitting room featuring an open stone fireplace, creating a traditional focal point.

Adjacent to the kitchen are a boiler room, a cellar and a former wine store with a well, reflecting the property's agricultural heritage.

The first floor can be accessed either through the boiler room or via the front entrance steps.

This level comprises four bedrooms, a shower room and a separate WC.
On the last floor, two attic spaces offer further possibilities for those wishing to create additional accommodation or useful rooms, subject to the necessary technical assessments and planning requirements.

One of the property's most distinctive features is the collection of outbuildings, providing a range of spaces for practical use or future projects.

Adjoining the house are five buildings comprising a former wine store, a stable, a barn, a second wine store and a garage. A large open-sided shed provides additional covered space, potentially