LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48693ADS17 Price: 485 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (457 548 EUR without fees)

Elegant Maison de Maître with guest annexe, heated pool and outbuildings in an historic village















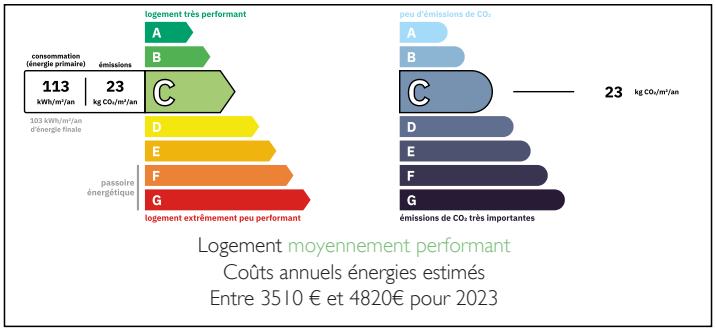
INFORMATION

Town:	Neuvicq-le-Château
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	387 m2
Plot Size:	2315 m2

IN BRIEF

Elegant Maison de Maître offering 387 m² of accommodation, with five bedrooms across the main house and guest annexe, set within 2,315 m² of private landscaped gardens. With a heated swimming pool, pool house and substantial outbuildings, this beautifully presented property near Rouillac and Matha combines traditional French character with exceptional flexibility for family living, entertaining or welcoming guests.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 3510 € et 4820€ pour 2023

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48693ADS17 Price: 485 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (457 548 EUR without fees)







LOCAL TAXES

Taxe foncière: **1187 EUR**

NOTES

DESCRIPTION

Set in the attractive Charente-Maritime countryside, close to the market towns of Rouillac and Matha, this beautifully maintained Maison de Maître offers generous living spaces, an established garden and the opportunity to enjoy the very best of French country living.

With approximately 387 m² of habitable space, the property combines the elegance and proportions of a traditional French home with a wonderfully versatile layout, making it equally appealing as a permanent residence, a spacious holiday home or a property for welcoming family and friends.

The main house

Arranged over three floors, the principal residence is full of character, with spacious, light-filled rooms designed for both comfortable everyday living and entertaining.

The ground floor offers two welcoming reception rooms, a separate dining room and a fitted kitchen, providing plenty of space for relaxing, socialising and enjoying meals together.

On the first floor are three bedrooms and a family bathroom, while the second floor features an impressive games and leisure room of approximately 55 m². This substantial additional space could equally serve as a hobby room, creative studio or recreational area.

Guest accommodation and further possibilities

An adjoining guest annexe adds another dimension to the property, with its own living room and kitchen on the ground floor, together with two bedrooms and a bathroom upstairs.

This arrangement offers excellent flexibility for extended family, visiting friends or multi-generational living. There is also potential to develop a more