



Your Dream Four-Bedroom Countryside Property



Agenten-Info

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|-----------------|--|
| Name: | ArKadia |
| Name der Firma: | |
| Land: | Vereinigtes Königreich |
| Telefon: | |
| Sprachen: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

Anzeigen-Details

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|----------------|----------------|
| Immobilie für: | Kaufen |
| Preis: | USD 648,652.31 |

Standort

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|-----------------------|--------------------|
| Land: | Frankreich |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt: | La Benate |
| Postleitzahl: | 17400 |
| Veröffentlicht: | 12.01.2026 |

Beschreibung:

Elegant Countryside Estate with Second Dwelling Barn Prime Location Tranquility This stylish four-bedroom property offers a highly sought-after countryside setting, guaranteeing privacy and tranquility, while remaining exceptionally convenient—just five minutes' drive from the historic market town of Saint Jean d'Angély. The entire estate is set within its own private grounds. Main Residence (Four Bedrooms) The principal house is both spacious and flexible, offering bright, well-designed living spaces: Ground Floor: Entrance Hall with WC. Lounge One: A very luminous and welcoming space with a door leading directly to the garden. Kitchen One: Features garden access and a door to the pantry. Lounge Two: An additional reception room, perfect as a family room or formal space. Office: Dedicated workspace. Pantry/Utility Area: Includes a shower and WC, with an external door leading to the side parking area. Rear Section: This area is ideal for utility and support functions, comprising: Kitchen Two (potential for independent unit or prep kitchen). Laundry Room: Houses the central heating boiler and has a door leading to the driveway. Multiple Storage Rooms (one with external access to side parking). First Floor: Mezzanine: Currently utilised as an extra bedroom, offering flexibility. Bedroom One Bedroom Two Bedroom Three Bathroom: Fitted with a corner bath and basin. Storage Room with loft access. Secondary House (Gîte/Guest Accommodation) The estate includes a completely separate second dwelling on site, perfect for a gîte business, guest accommodation, or multi-generational living. It comprises: Lounge One Bedroom Kitchen / Dining Room Bathroom with bath, sink, and WC. Private Outside Terrace. Outbuildings Potential Large Barn: A significant outbuilding benefiting from a new roof. It offers fantastic development potential and can be accessed independently from the road via a side lane. This versatile property combines stylish living, established rental or guest capacity, and massive potential in



the large barn, all within an idyllic yet highly accessible setting. La Benate est un village situé près de Saint-Jean-d'Angély, une future station thermale avec son marché deux fois par semaine et son importance historique. La Rochelle et la ville balnéaire de Fouras sont à environ 45 minutes en voiture.

Zustand: Gut

Allgemein

Schlafzimmer: 5
Badezimmer: 2
Fertige m²: 291 m²
Grundstücksgröße: 1919 m²

Zimmerdetails

Zimmer insgesamt: 15
Innenausstattung: Fitted kitchen

Versorgungsdetails

Heizstoff: Electric

Energieeffizienz

Energieverbrauch in kWh/(m²·a): 301

Gebäudedetails

Parkplatz: Ja
Anzahl der Garagen: 1
Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website: http://www.arkadia.com/TXNV-T27061/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Kontaktinformation

IMLIX ID: 4EE1873E337846A3



IMLIX

IMLIX Immobilienmarkt
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