



## Un bien d'exception pour conjuguer confort, élégance et projets de vie

### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 451,792.92

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Montils
Ταχυδρομικός κωδικός:	17800
Δημοσιεύθηκε:	30/03/2026

#### Περιγραφή:

Nestled in a peaceful, verdant setting in the commune of Montils (17), this remarkable Charentaise house, tastefully renovated throughout, awaits you with its 240 m<sup>2</sup> of living space, set on a magnificent 3,464 m<sup>2</sup> plot.

From the moment you arrive, you'll be captivated by the charm of a superb staircase that lends the entire property a unique and authentic character.

The ground floor offers exceptional living spaces:

A bright and airy living room of approximately 80 m<sup>2</sup>, the true heart of the home, with a high-end fitted and equipped kitchen featuring two central islands, combining comfort and conviviality.

An independent 18 m<sup>2</sup> professional space, ideal for a freelance practice, office, or remote working, with its own separate entrance. A spacious room of approximately 46 m<sup>2</sup>, offering multiple layout possibilities (secondary living room, gallery, wellness area, etc.), opens onto a charming covered terrace, seamlessly extending the living spaces outdoors.

Upstairs:



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Three generously sized bedrooms  
A modern bathroom  
The potential to create a large master suite, according to your preferences

Outside, this exceptional property also boasts numerous outbuildings:

A first outbuilding of approximately 140 m<sup>2</sup>  
A second of approximately 125 m<sup>2</sup>

These spaces offer rare potential for a variety of projects: guest house, gîtes, workshop, or storage.

A rare and characterful property, ideal for lovers of beautiful stonework seeking a unique home or a large-scale project.

Κατασκευάστηκε: 1880

### Κοινά

Κρεβατοκάμαρες: 3  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 240 τ.μ  
Μέγεθος αυλής: 3464 τ.μ

### Room details

Total rooms: 8

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 175

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/AGHX-T722477/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T722477/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1630307



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