



## listing



### Info Agente

Nombre: ArKadia  
Nombre empresa:  
País: Reino Unido  
Teléfono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para: Venta  
Precio: USD 1,100,583.83

### Ubicación

País: Francia  
Estado/Región/Provincia: Nouvelle-Aquitaine  
Ciudad: Montguyon  
Publicado: 26/08/2025

### Descripción:

This fantastic property is set in the heart of the countryside of Charente Maritime. It has a huge amount of potential for various activities such as outdoor pursuits, paintballing, events, banquets, weddings, retreats etc.(all subject to necessary permissions). Currently it is utilised as a beautiful, private, hunting estate set in just over 65 hectares of enclosed land with it's own small lakes and a stream. The purpose built building with commercial kitchen and 235m<sup>2</sup> reception room with bar, has the capacity to host large groups and is just waiting to be discovered. On the first floor there is a large mezzanine level (94m<sup>2</sup>), 3 bedrooms and a bathroom. To the front facade there is a large gravel driveway with plenty of room for parking. The property has a DPE rating of C. The estate itself consists of Maritime Pine, Red oak and Chestnut trees. In addition there are various outbuildings, inclusive of a shed, workshop, garage and a mobile home. The size, scope and potential for this property is not to be missed so contact us today for further information or to arrange a viewing. Price including agency fees : 954.000 € Price excluding agency fees : 900.000 € Buyer commission included: 6 %

### Común

Dormitorios: 3  
Baños: 2  
Pies cuadrados terminados: 399 m2  
Tamaño del lote: 655591 m2

### Building details

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Información adicional**

URL sitio web:

[http://www.arkadia.com/MLSM-T4697/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T4697/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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