



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

### 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 450,439.52

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Montils
Código postal:	17800
Publicado:	30/03/2026

#### Descripción:

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:



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.

Fabricado: 1880

### **Común**

Dormitorios: 3  
Baños: 1  
Pies cuadrados terminados: 240 m<sup>2</sup>  
Tamaño del lote: 3464 m<sup>2</sup>

### **Room details**

Total rooms: 8

### **Energy efficiency**

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

### **Lease terms**

Date Available:

### **Información adicional**

URL sitio web: [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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