



## listing



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Langues: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 1,100,583.83

#### Location

Pays: France  
État/Région/Province: Nouvelle-Aquitaine  
Ville: Montguyon  
Soumis: 26/08/2025

#### Description:

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 %

#### Commun

Chambres: 3  
Salle de bains: 2  
Pied carré fini: 399 m<sup>2</sup>  
Dimensions du lot: 655591 m<sup>2</sup>

#### Building details

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site 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: bvi68911

