listing

Information de l'agent

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

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 517,989.67

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Mirambeau
Soumis:	05/11/2025

Description:

This lovely South facing 19th Century home, originally a vineyard owner's house is situated in a small hamlet near Mirambeau and the Estuary. It boasts 174m^2 of living space with 5 bedrooms and 4 bathrooms. It was entirely renovated in 2006. Downstairs the heating is underfloor with radiators on the first floor, all powered by a gas boiler. The house is also connected to high speed fibre internet. On the ground floor the sitting room has a fabulous working fireplace, the space is open to the dining room and well-equipped kitchen with separate pantry and utility. Off the light flooded hall is a double bedroom and a family bathroom. Upstairs are four large bedrooms, three offering en suite facilities. Just outside the kitchen is a good sized patio area ideal for al-fresco dining with the well tended gardens and grounds extending to over 8000 m^2 overlooking fields with superb views and incorporating a boules court. Separated from the main house and garden by a rural lane, occasionally used by the local farmer, is a secure gated play area with a large child-friendly swimming pool (11 x 5m) heated by a heat exchange unit. Overlooking the pool is an extensive games room and a attached large barn offering scope for further accommodation (subject to any necessary permissions). A further attached barn is used as a store room. The superb enclosed and private pool area with tiled and lawned surrond also boasts a changing room with toilet and shower. Attached is an outbuilding containing the pool filter. Another small agricultural building is used as a bike shed and a wood store. The property is surrounded by vineyards growing grapes destined for the world famous distilleries of Cognac. It enjoys the favourable sunny micro-climate of the coastal South Charente Maritime. As well as vineyards are fields of sunflowers, maize and corn. The house has a wonderful view of this countryside sloping away eventually to the Gironde estuary. The property is currently let during the summer, but it could be a lovely family home or continue as a letting business for part of the year (a future owner would need to obtain necessary permission and

appropriate business registration). The furniture and contents are available by separate negotiation. The village of St Ciers du Taillon (about eight minutes away) has good everyday amenities, bakery, butcher, Vival general store/tabac, pharmacy, two restaurants and a pizzeria. Mirambeau (12 minutes) has a well-equipped Super U and a wider range of stores. Jonzac (25 minutes) is home to Les Antilles de Jonzac, the waterpark with spa, waterslides and water activities for all ages and 40 minutes from the sandy beaches at Meschers sur Gironde, St Georges de Didonne and Royan. Price including agency fees : 449 000 € Price excluding agency fees : 423 585 € Buyer commission, tax included: 6%

Commun

Chambres:	5
Salle de bains:	5
Pied carré fini:	174 m^2
Dimesions du lot:	8605 m^2

Building details

Outdoor Amenities:	Pool

Lease terms

Date Available:	

Information additionnelle

Lien URL du site web:	http://www.arkadia.com/MLSM-T9422/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:	bvi72591