



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

### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 451,792.92

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Montils
Postcode:	17800
Geplaatst:	30-03-2026

### Omschrijving:

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.

Gebouwd: 1880

## **Algemeen**

Slaapkamers: 3

Badkamers: 1

Afgewerkte vierkante meter: 240 m<sup>2</sup>

Lot Afmeting: 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:

## **Additionele informatie**

Website URL: [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



IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

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