



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

Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 451,792.92

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Montils
ZIP code:	17800
Posted:	Mar 30, 2026

Description:

Nestled in a peaceful, verdant setting in the commune of Montils (17), this remarkable Charentaise house, tastefully renovated throughout, awaits you with its 240 m² of living space, set on a magnificent 3,464 m² 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 m², 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 m² professional space, ideal for a freelance practice, office, or remote working, with its own separate entrance. A spacious room of approximately 46 m², 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 m²
A second of approximately 125 m²

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.

Built: 1880

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 240 sq m
Lot Size: 3464 sq m

Room details

Total rooms: 8

Energy efficiency

Energy Use (kWh/m²/year): 175

Lease terms

Date Available:

Additional information

Website URL: 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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