



Your Dream Four-Bedroom Countryside Property



Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Детали объявления

Недвижимость:	На продажу
Цена:	USD 643,485.03

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	La Benate
Почтовый индекс:	17400
Добавлено:	12.01.2026

Описание:

Elegant Countryside Estate with Second Dwelling Barn Prime Location Tranquility This stylish four-bedroom property offers a highly sought-after countryside setting, guaranteeing privacy and tranquility, while remaining exceptionally convenient—just five minutes' drive from the historic market town of Saint Jean d'Angély. The entire estate is set within its own private grounds. Main Residence (Four Bedrooms) The principal house is both spacious and flexible, offering bright, well-designed living spaces: Ground Floor: Entrance Hall with WC. Lounge One: A very luminous and welcoming space with a door leading directly to the garden. Kitchen One: Features garden access and a door to the pantry. Lounge Two: An additional reception room, perfect as a family room or formal space. Office: Dedicated workspace. Pantry/Utility Area: Includes a shower and WC, with an external door leading to the side parking area. Rear Section: This area is ideal for utility and support functions, comprising: Kitchen Two (potential for independent unit or prep kitchen). Laundry Room: Houses the central heating boiler and has a door leading to the driveway. Multiple Storage Rooms (one with external access to side parking). First Floor: Mezzanine: Currently utilised as an extra bedroom, offering flexibility. Bedroom One Bedroom Two Bedroom Three Bathroom: Fitted with a corner bath and basin. Storage Room with loft access. Secondary House (Gîte/Guest Accommodation) The estate includes a completely separate second dwelling on site, perfect for a gîte business, guest accommodation, or multi-generational living. It comprises: Lounge One Bedroom Kitchen / Dining Room Bathroom with bath, sink, and WC. Private Outside Terrace. Outbuildings Potential Large Barn: A significant outbuilding benefiting from a new roof. It offers fantastic development potential and can be accessed independently from the road via a side lane. This versatile property combines stylish living, established rental or guest capacity, and massive potential in



the large barn, all within an idyllic yet highly accessible setting. La Benate est un village situé près de Saint-Jean-d'Angély, une future station thermale avec son marché deux fois par semaine et son importance historique. La Rochelle et la ville balnéaire de Fouras sont à environ 45 minutes en voiture.

Состояние: Good

Общие

Спальни: 5
Ванные комнаты: 2
Готовые кв.м.: 291 кв м
Площадь участка: 1919 кв м

Room details

Total rooms: 15
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Electric

Energy efficiency

Energy Use (kWh/m²/year): 301

Building details

Parking: да
Number of Garages: 1
Количество этажей: 2

Lease terms

Date Available:

Дополнительная информация

URL вебсайта: http://www.arkadia.com/TXNV-T27061/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 4EE1873E337846A3

