



ELEGANT MAISON DE MAÎTRE WITH GUEST
ACCOMMODATION POTENTIAL – 50MN FROM
THE COAST AND 1H FROM BORDEAUX

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THE COAST AND 1H
FROM BOR...



PROPERTY FACT FILE

REFERENCE	A42602ELM17
PRICE	€ 460,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	290 m ²
LAND	5232 m ²
TOWN	Semoussac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Other Drainage, Private parking, Barns - outbuildings

*Price based on current exchange rate which is subject to change



- Character property
- Large mature parc with a circular driveway
- Outbuildings with building permits
- Rural environment and private settings
- Possibility to acquire more land 7,000m²

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Located just 5 minutes from Mirambeau, this beautiful south-facing French Maison de Maître offers the perfect balance between peaceful countryside living and easy access to amenities. Bordeaux is only 1 hour away, 50mn to reach the Atlantic coast and 1h15 to La Rochelle. Set behind a grand entrance gate, a circular driveway leads you

DESCRIPTION

Additional spaces accessible by the kitchen include a utility room, a large boiler room, an attached barn, offering further development possibilities. A large games room completes the ground floor, ideal for family gatherings or hosting guests.

Upstairs, the house offers three generous bedrooms, a shower room, a landing opening onto a Juliet balcony, a mezzanine overlooking the kitchen, adding charm and volume.

The property also includes three attached outbuildings, with planning permission already granted, offering excellent potential for guest cottages (gîtes), rental studios, home office or creative spaces.

The mature, well-maintained garden provides a peaceful and private setting.

An ideal property for those seeking a classic French lifestyle, a family home, or a tourism or rental project in a highly accessible location.

One last detail, there is a possibility to acquire an adjacent parcel of 7,000m² (1.72 acres)

About Charente-Maritime

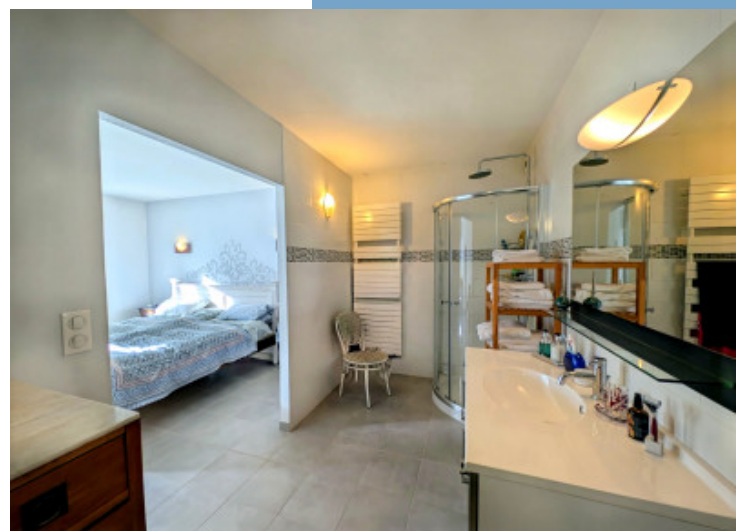
Renowned for its sunny climate, rolling countryside, and proximity to the Atlantic coast, Charente-Maritime is one of France's most sought-after regions for its quality of life. It boasts a rich cultural heritage, lively weekly markets, Romanesque churches, and charming coastal towns like La Rochelle and Royan. Whether you're drawn to vineyards, the sea, or the tranquility of the countryside, this region embodies the French art of living.

More detailed information about the property can be found below. Additional photos and floor ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42602ELM17>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

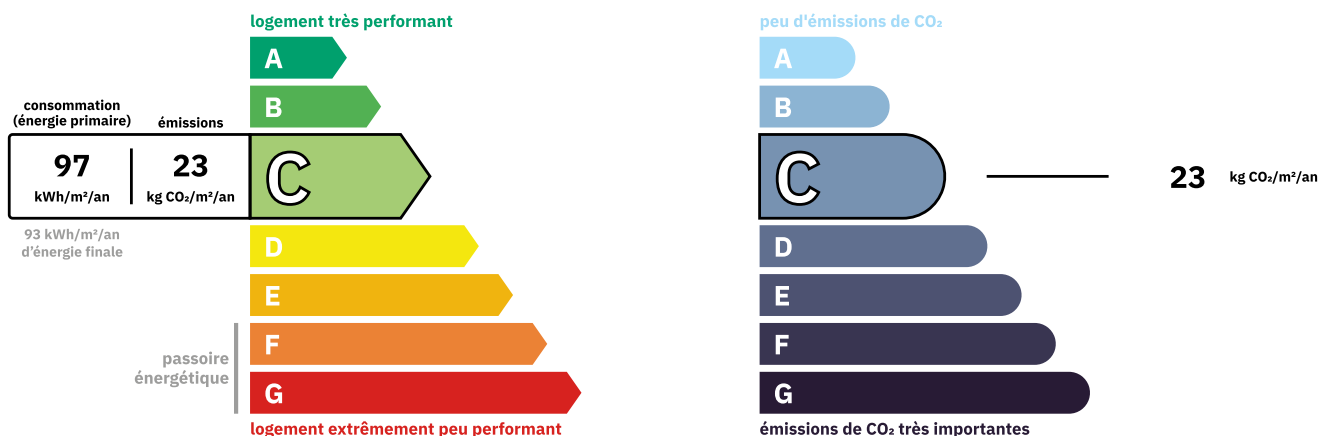
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property Moderately efficient
Estimated annual energy costs
between 3010 € and 4140€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A42602ELM17
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AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr