



CHARENTAISE LONGÈRE WITH 5 ENSUITE  
BEDROOMS, 2 BEDROOM GITE, STUDIO AND  
POOL. 15KM TO LA ROCHELLE.

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PROPERTY FACT FILE	
REFERENCE	A45759AEL17
PRICE	€ 1,323,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 260 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	7
ACCOMMODATION	366 m <sup>2</sup>
LAND	1940 m <sup>2</sup>
TOWN	Montroy
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Turnkey comfort.
- Recently renovated to a high standard.
- Ground floor bedroom suite.
- 2 bedroom gîte + studio.
- 15 KM to La Rochelle.

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Recently renovated to a high specification - this large Charentaise longère, full of light offers 5 bedrooms with luxury ensuite bathrooms, one of which is on the ground floor. An independent 2-bedroom gîte and a studio make this an ideal property for summer rentals. Highly efficient energy performance property of a B rating.

## DESCRIPTION

This superb Charentaise longère boasts generous volumes and high-end features, making it ideal for a family home, a hospitality project (gîtes/bed and breakfast), or entertaining. Recently renovated by the current owners to a high specification.

The main residence:

Ground Floor: An entrance hall leads to a warm and welcoming living/dining area, and a fitted kitchen, a utility room and a fully equipped back kitchen. On the ground floor a private master suite including a bedroom, an private salon, a shower room, and a separate toilet.

First Floor: 4 large bedroom suites with luxury bathrooms, two bedrooms with private shower rooms and separate toilets, one bedroom with a shower room and toilet, and a vast suite with a full bathroom (bathtub and shower) and toilet.

Outbuildings & Grounds:

Courtyard Side (Front): A well-maintained welcoming courtyard with a carport and a bin storage area. The garage houses a remarkable underground wine cellar. This area also includes an independent studio apartment (with a shower room and separate toilet) and a cozy guest house (open-plan kitchen, 2 bedrooms, shower room, and separate toilet)—perfect for generating rental income or hosting guests in complete privacy.

Garden Side (Rear): A large terrace opens onto a fully enclosed garden, complete with a covered swimming pool and its technical room.

The main house in more detail:

Ground floor:

- Entrance hallway 9m<sup>2</sup>
- Living / dining room 41,5m<sup>2</sup>
- Kitchen 20,5m<sup>2</sup>
- Utility 11,7m<sup>2</sup>
- Bac...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45759AEL17>

COMPLETE FILE AND PHOTO ON REQUEST

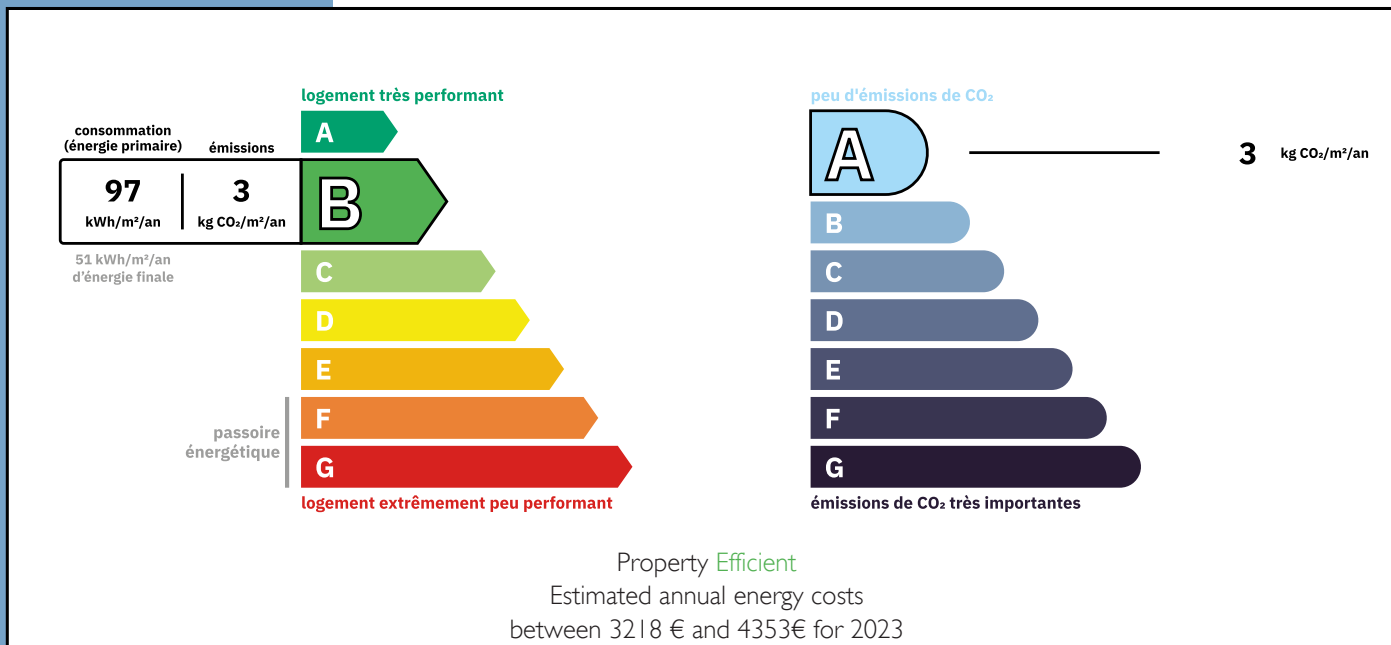


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A45759AEL17  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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