



## Magnificent Charantaise house with annexe and income potential,

17500, Jonzac, Charente-Maritime, Nouvelle-Aquitaine

\* Available \* 6 Beds \* 2 Baths

Magnificent Charantaise house with annexe and income potential

# €540,750

Ref: BVI68968

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**French Entrée** 



## Property Description

We are pleased to be able to offer you this beautiful renovated property, certainly not to be missed.

Location - this large character property is conveniently situated in the countryside approximately 10km from the spa town of Jonzac, and being just 65km to Royan this house is perfectly placed as a family home, a potential gite business or as a chambre d'hôtes (subject to the necessary permissions).

Principal Accommodation - Set in over 4600m<sup>2</sup> of land, surrounded by vineyards, with no close neighbours, the property has recently been renovated, which has been finished with love and attention to detail. The principal accommodation has a large open plan living-dining area with a large portrait window, flooding the space with light and looking out onto the surrounding vineyards. Further rooms on the ground floor include a spacious modern kitchen, a large laundry room, wine cellar/pantry, a sports/games room, large entrance room and lavatory. There is a fantastic heated pool with shower area which can be accessed from the property or from the garden. Surrounded by sliding glass doors, the pool can be used all year round and all times of the day, a pool lover's dream!

The first floor has 4 bedrooms, plus a 33m<sup>2</sup> master suite with its own dressing room and shower room. There is also a family bathroom, as well as a mezzanine which is currently used as a home office. The main accommodation could be used as a large family home or the annexe could be utilised as the main residence and the larger accommodation used as a high end chambre d'hôtes, subject to any necessary permissions.

Annexe - the annexe is equally impressive in comparison to the main residence, light spacious and airy this accommodation would be a wonderful place to live if running a chambre d'hôtes, for family members or as a gite (with necessary permissions). All on one level, it has a large 50 m<sup>2</sup> living room with double patio doors, a 33m<sup>2</sup> open plan kitchen-diner, a back kitchen (which could be converted to another separate room), a bedroom and a shower room with lavatory and sink.

In addition to this large property, there is a large garage, ample parking and 3 terraces, on 3 sides of the building.

This property is superb and any photographs will never do justice to the ambience and finish that has been created by the current owners. We highly recommend viewing quickly.

Price including agency fees : 540 750 €

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Buyer commission included: 5 %



## Gallery

