

Charming Stone Property to Renovate with Large Outbuildings and 5,700 m² of Land – 10 Minutes from Jonzac



INFORMATION

Town:	Arthenac
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	140 m ²
Plot Size:	5782 m ²



IN BRIEF

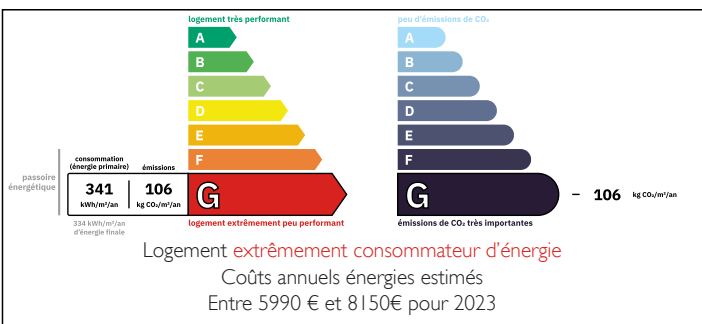
Located in a peaceful hamlet in the Charente-Maritime countryside, this traditional stone property offers excellent renovation potential, spacious outbuildings, and a generous 5,700 m² plot, making it a perfect project for those dreaming of a French countryside lifestyle, a family home, or a future holiday accommodation business.

Just 5 minutes from Archiac and its commodities, this property is ideally positioned between the region's highlight such as the thermal spa town of Jonzac 10mn away,

Barbezieux & Pons: 20 min, Cognac: 30 min, Angoulême (TGV): 45 min and the Atlantic beaches: 1 hour.

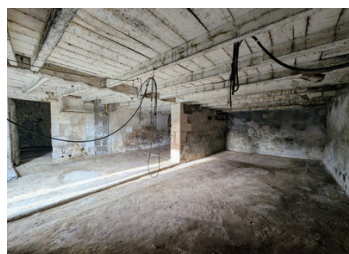
Currently all on one level, the property opens onto a veranda facing the front garden, offering pleasant natural light. It leads to a dining room with a stone fireplace, a living room, a kitchen, a WC, and a

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Attached to the house are numerous outbuildings offering large volumes and high ceilings, ideal for creating workshops, studios, storage or future living space.

Those are a boiler room, an old wine store, a cellar, a barn, a carport and a former henhouse

From of the outbuildings, you can access the property's attic which could also be converted, offering the possibility to increase the habitable space.

Separate from the main house, you'll find two garages, a well, and an additional storage building.

The 5,700 m² plot includes a small orchard, garden areas, and plenty of space for animals, a large vegetable garden, or a landscaped outdoor living area.

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 plans are available upon request.

TECHNICAL INFORMATION

Single glazing except for 2 bedrooms which have double glazing

Oil-fired central heating - Fireplace in the dining room which could be reopened

LOCAL TAXES

Taxe habitation:

EUR

NOTES