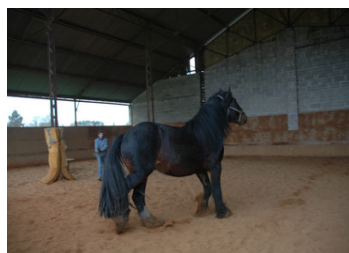


Property 14 hectares including 1 pond. Possibility of market gardening, equestrian center, horse boarding, gîte



## INFORMATION

Town:	Saint-Martin-de-Coux
Department:	Charente-Maritime
Bed:	10
Bath:	6
Floor:	346 m2
Plot Size:	140000 m2

## IN BRIEF

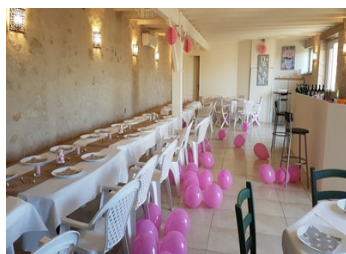
EVERYTHING is possible here Beautiful property to develop on 14 hectares including a 1 hectare pond. This site overlooks the surrounding countryside; springs, vegetable garden, permaculture, horse boarding. A citrus plantation specific to the region is under construction. SEVERAL ACCOMMODATIONS N1: 100m<sup>2</sup>- N2: 45m<sup>2</sup>- N3: 60m<sup>2</sup>- N4: 60m<sup>2</sup>- N 5: 16m<sup>2</sup>- 1 reception room 65m<sup>2</sup>- 1 loft (above the reception room): 60m<sup>2</sup>.

## 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.



## LOCAL TAXES

**Taxe foncière: 3000 EUR**

## NOTES

## DESCRIPTION

Less than an hour from Bordeaux, peace and quiet in the countryside are the watchwords here. We're in the outer suburbs of Bordeaux, just 1 hour away, as well as from Mérignac airport. Libourne and Coutras (train stations, secondary schools, shopping centers, etc.) are 40 and 15 minutes away respectively. Montguyon and its château are just 6km away.

This 14-hectare estate, including one hectare of pond, is an ideal place to welcome family and friends, unless you'd prefer to develop 1 gîte, seminar or horse boarding activity.

The main building, with its original octagonal geometric shape, overlooks the countryside on two sides.

Entirely renovated, while preserving the original materials, it will be very easy for you to reunite this main building, currently divided into two dwellings, and give it back its overall entity. Everything has been thought out to make this possible, just as in the other gîtes.

To the left of this building, two dwellings under the same roof.

On the right, the reception room, the professional kitchen, the studio and the loft with a view over the horse stalls.

And let's not forget the outbuildings: wine storehouse, garages, stalls, shelter, shed (1 on the hay storage side, 1 on the riding arena side).

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