

Maison Tonnay-Charente 386 m<sup>2</sup>

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PRIX DE VENTE : 695 000 €

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## DESCRIPTION

Located in Tonnay-Charente, just 5 minutes from Rochefort and 35 minutes from La Rochelle, this majestic 1830s manor sits within walking distance of local shops and the scenic banks of the Charente River.

This grand family home features 6 bedrooms and 6 bathrooms, offering breathtaking views of the river, the surrounding countryside, and the iconic Tonnay-Charente bridge. From the moment you enter, you will be captivated by the generous proportions and remarkable natural light. The living areas—boasting 3.5-meter high ceilings, original moldings, and period parquet flooring—are a true testament to the elegance and character of this historic property.

The entire estate has undergone a meticulous renovation that respects its history while integrating contemporary design. The fully fitted kitchen with its central island perfectly embodies this spirit, as do the six bedrooms, each equipped with its own private ensuite.

A stunning glass gallery, reminiscent of a suspended orangery, houses a second lounge overlooking the lush, wooded garden.

The grounds, spanning nearly 2,000 m<sup>2</sup>, feature century-old trees and provide an enchanting setting for creating unforgettable memories. Additionally, various outbuildings, workshops, and a cellar offer ample storage and private parking.

Resolutely family-oriented, this home provides a serene and welcoming living environment. It is also perfectly suited for a guesthouse project (Chambres d'hôtes) or a premium holiday residence in the Charente-Maritime region.

Risk information available on the website :[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	386.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	11 rooms	NB de chambres :	6 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

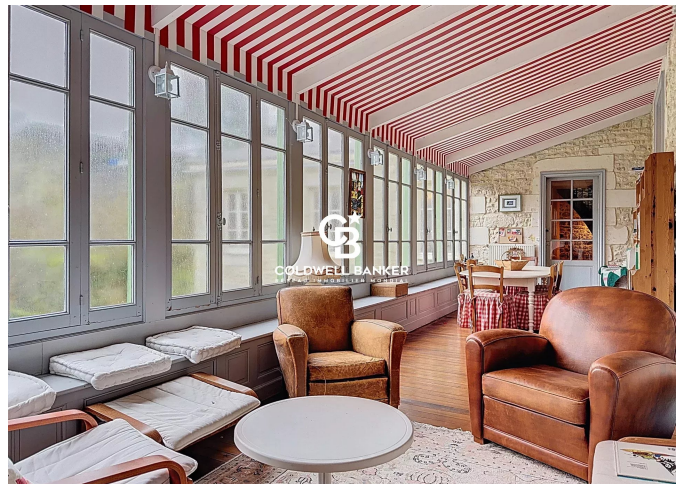
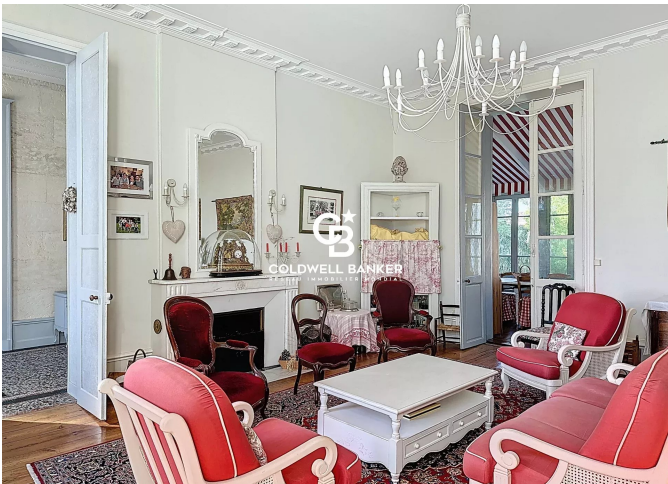
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 168

Indice d'émission de gaz à effet de serre (GES) : D 31



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