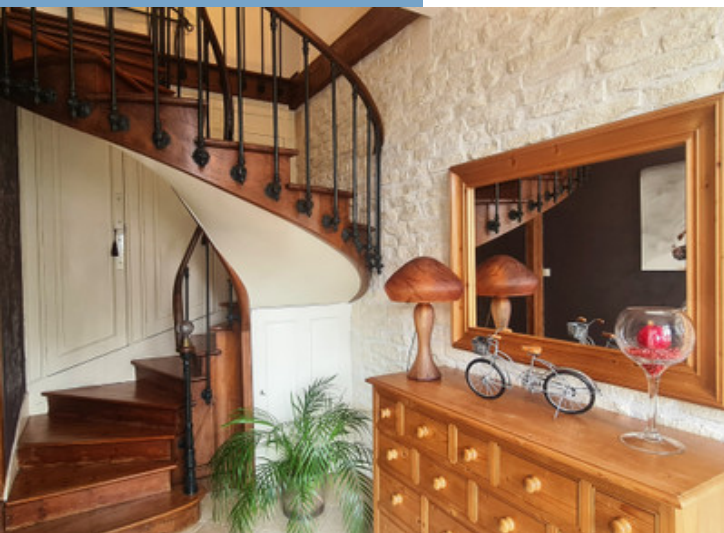




CHARMING PROPERTY 20 MIN FROM LA  
ROCHELLE, 236 M<sup>2</sup>, 5 BEDROOMS INCLUDING  
TWO SUITES, OUTBUILDINGS AND ENCLOSED

CHARMING PROPERTY 20  
MIN FROM LA ROCHELLE,  
236 M<sup>2</sup>, 5 BEDROOMS  
INCLUDING TWO SUITES,  
OUTBUILDINGS AN...



PROPERTY FACT FILE	
REFERENCE	A22944MGA17
PRICE	€ 614,800 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (580 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	236 m <sup>2</sup>
LAND	818 m <sup>2</sup>
TOWN	La Rochelle
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	







CHARMING PROPERTY 20  
MIN FROM LA ROCHELLE,  
236 M<sup>2</sup>, 5 BEDROOMS  
INCLUDING TWO SUITES,  
OUTBUILDINGS AN...

Ref : A22944MGA17

This charming property is ideally located in the town of Marans, within walking distance of shops and services, 20 minutes from La Rochelle, a town with all amenities, TGV train station and airport.

Marans is a town of around 4500 inhabitants, with shops and services:

## DESCRIPTIF

The property comprises:

First floor: a main entrance on the courtyard side, another entrance opening onto the street, an office with a sanitary area, a living room with electric insert, a games room, a vast dining room with fitted and equipped kitchen and access to the vaulted cellar dating from the Templar period, a suite comprising a bedroom, dressing room, spa bath, shower and WC, another bedroom above, then a storeroom with boiler room giving access to the garage.

Upstairs, a landing leading to: a suite: bedroom, shower and WC and two other bedrooms, a shower room with WC.

Completing the property:

- \* terrace
- \* gym with 5-seater spa, sauna and shower room with WC
- \* car port for two cars
- \* garage with street access
- \* another garage with courtyard access, currently used as a workshop
- \* a well
- \* a small shed
- \* a secure space for a pet (dog).
- \* two cellars
- \* automatic electric lawnmower
- \* electric gate

The property is equipped with double-glazed windows, central heating with town gas boiler, fiber optic connection and mains drainage.

The living space is private and not overlooked.

No work required.

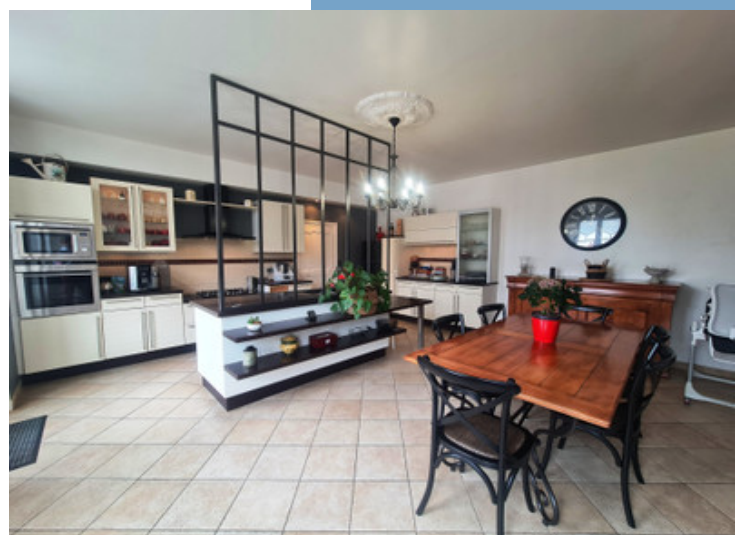
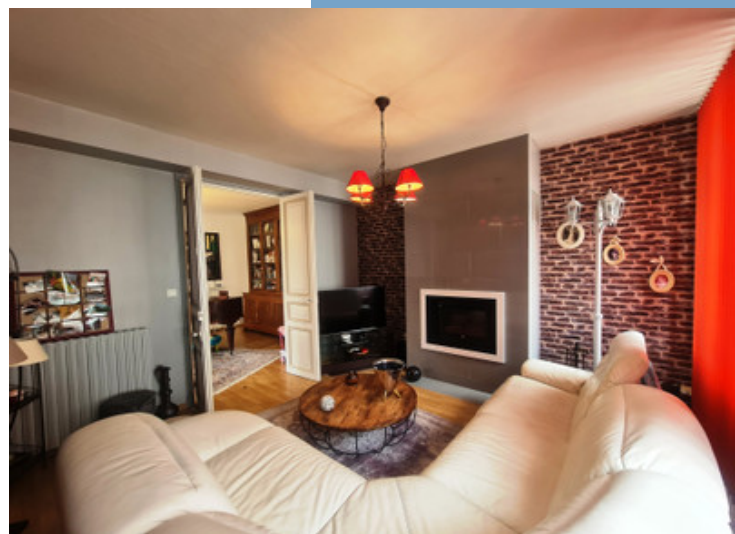
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Information about risks to which this property is exposed is available

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22944MGA17>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

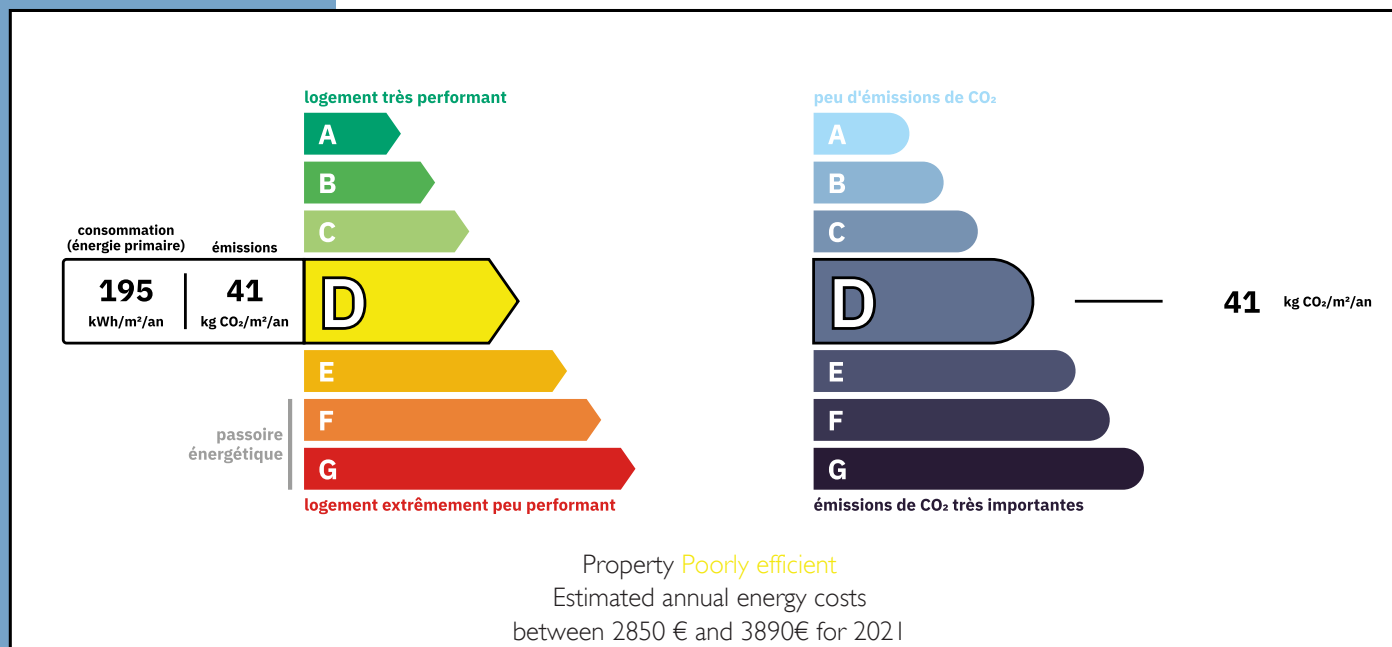
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

CHARMING PROPERTY 20 MIN  
FROM LA ROCHELLE, 236 M<sup>2</sup>, 5  
BEDROOMS INCLUDING TWO  
SUITES, OUTBUILDINGS AN...

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

Ref : A22944MGA17

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A22944MGA17  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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