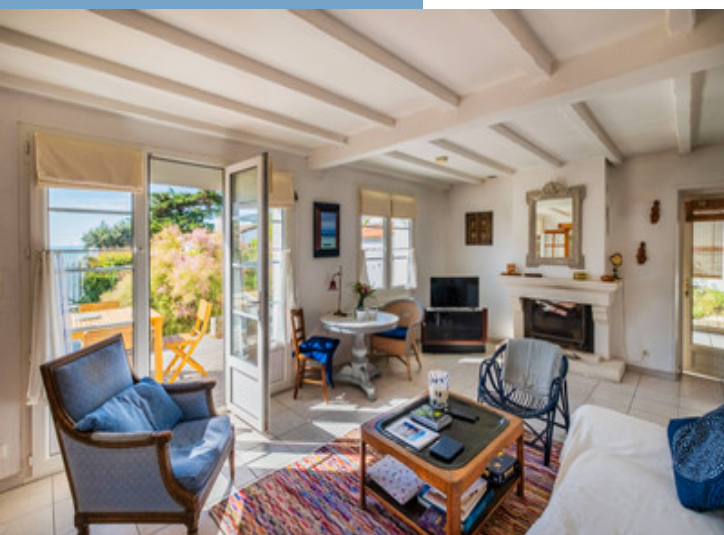




SPACIOUS FAMILY HOLIDAY HOME ON ILE DE RÉ WITH NEARBY BEACH ACCESS

SPACIOUS FAMILY
HOLIDAY HOME ON ILE
DE RÉ WITH NEARBY
BEACH ACCESS...



PROPERTY FACT FILE	
REFERENCE	A29907CYU17
PRICE	€ 795,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (765 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	158 m ²
LAND	431 m ²
TOWN	Rivedoux-Plage
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Habitable
FEATURES	Mains Drains, Private parking, Wel

*Price based on current exchange rate which is subject to change



- Large family house, sleeps 12
- Walk to beach, restaurants, bars, shops, market
- House 5 minutes from the bridge
- Airport 10 minutes drive
- Character and charm

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This charming much-loved house has been in the same family since it was built. Just a stone's throw from the beach, it is a perfect holiday home, or permanent home for someone wanting to live on the island, whilst staying near to La Rochelle. Easily sleeps 12.
Just 10 minutes from La Rochelle airport, in a quiet part of

DESCRIPTIF

On entering the property, the reception area leads through to the kitchen, which has access at the back of the house to the laundry room, downstairs toilet and shower-room. There is also access here to a utility room/ workshop. To the right of the entrance door, there is a dining room, with double doors facing the patio, and to the left an anteroom leading up into the spacious sitting room. Two bedrooms lead off from the sitting room, one single, one double, and there is also another downstairs toilet with shower-room next to the double bedroom. The sitting room leads on to a sunny conservatory which has access to another bedroom and shower-room with toilet. The stairs in the entrance hall lead up to a bright landing with storage space. On this level there are two more bedrooms - one double bedroom, and one excellent bedroom for children, with sloping ceilings, and space for four single beds. Outside, there is a studio with shower-room and toilet, a bike shed and a garden tool shed. The garden has established plants and a well. A patio, a wooden terrace, and parking complete the outside area.

Room sizes:

Ground floor:

Entrance hall : 9,08m²

Kitchen : 7,28m²

Dining room : 14,5m²

Entrance to sitting-room (off hallway) : 11,68m²

Bathroom and shower: 4,8m²

Laundry room: 3,76m²

Salon: 24m²

Bedroom 1 (red) : 10,71m²

Shower room by red bedroom: 2,88m²

Bedroom 2 with single bed: 7,36m²

Conservatory : 14,35m²

Workshop behind dining-room: 8,15m²

Bedroom 3: 21m²

Bathroom

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29907CYU17>

COMPLETE FILE AND PHOTO ON REQUEST



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

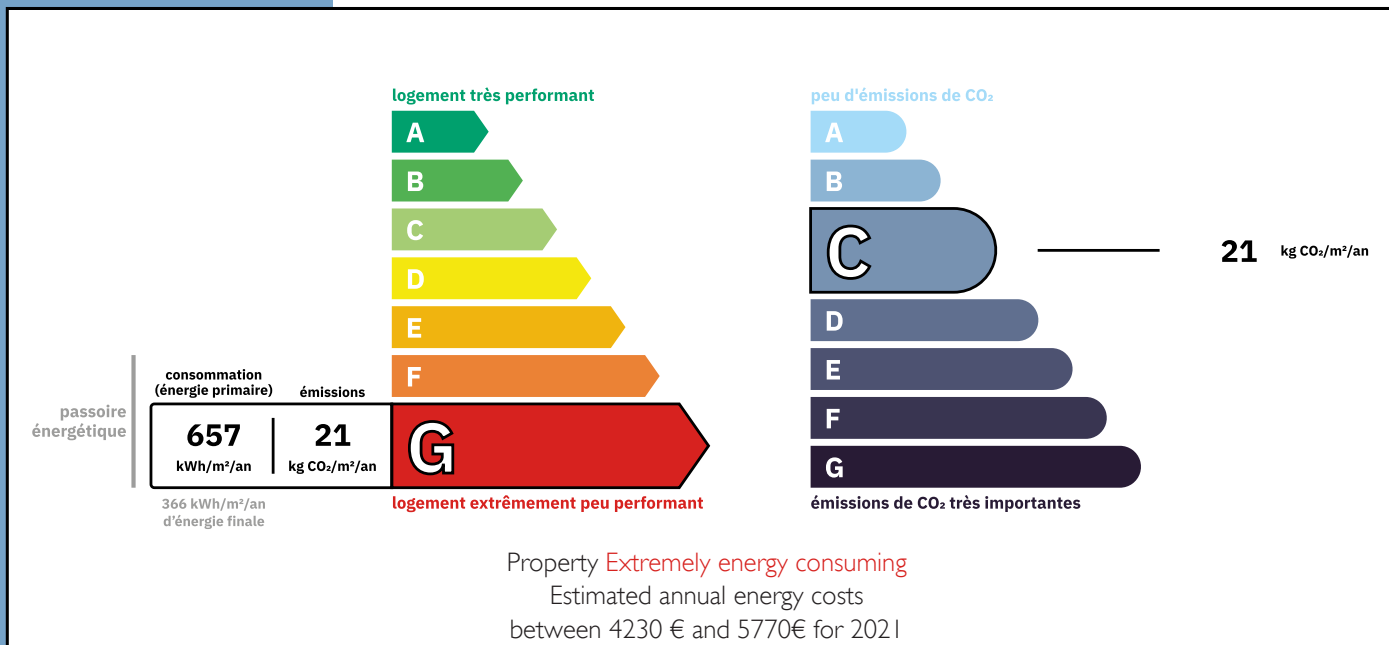
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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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 :A29907CYU17
FILE COMPLETE
AND PHOTOS
ON REQUEST

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