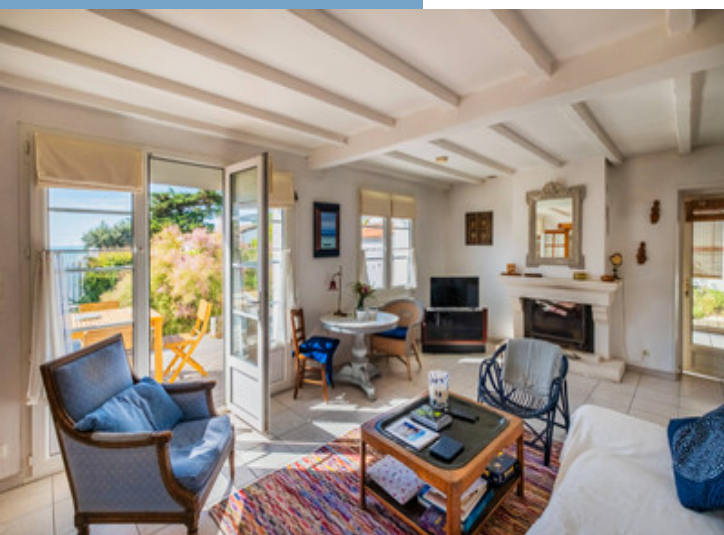
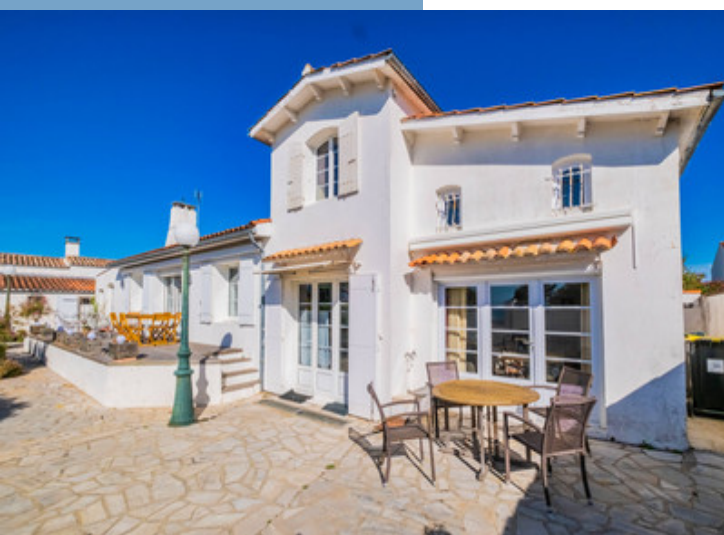




## SPACIOUS FAMILY HOLIDAY HOME ON ILE DE RÉ WITH NEARBY BEACH ACCESS

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



## PROPERTY FACT FILE

REFERENCE	A29907CYU17
PRICE	€ 795,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (765 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	158 m <sup>2</sup>
LAND	431 m <sup>2</sup>
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

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

Ref : A29907CYU17

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 : 9,08m<sup>2</sup>

Kitchen : 7,28m<sup>2</sup>

Dining room : 14,5m<sup>2</sup>

Entrance to sitting-room (off hallway) : 11,68m<sup>2</sup>

Bathroom and shower: 4,8m<sup>2</sup>

Laundry room: 3,76m<sup>2</sup>

Salon: 24m<sup>2</sup>

Bedroom 1 (red) : 10,71m<sup>2</sup>

Shower room by red bedroom: 2,88m<sup>2</sup>

Bedroom 2 with single bed: 7,36m<sup>2</sup>

Conservatory : 14,35m<sup>2</sup>

Workshop behind dining-room: 8,15m<sup>2</sup>

Bedroom 3: 21m<sup>2</sup>

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

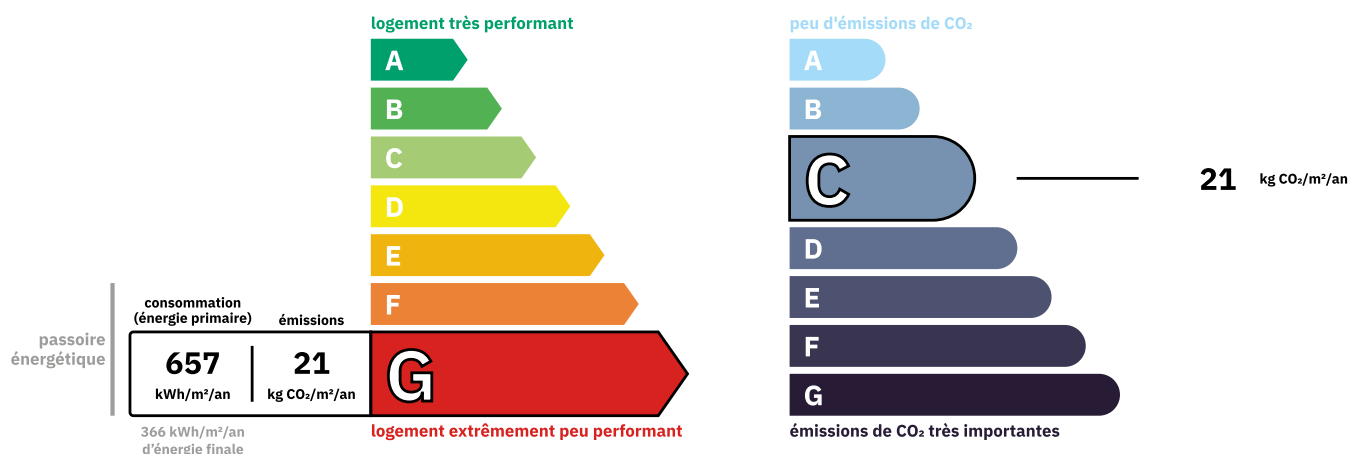
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

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

Ref : A29907CYUI7

## ENERGIE-DPE



Property **Extremely energy consuming**  
Estimated annual energy costs  
between 4230 € and 5770€ for 2021

## 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 : A29907CYUI7  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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