



PRESTIGIOUS PROPERTY AT THE GATES OF LA ROCHELLE “7MIN”



PROPERTY FACT FILE

REFERENCE	A30320EMU17
PRICE	€ 1,500,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (1 440 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	310 m ²
LAND	2402 m ²
TOWN	La Rochelle
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

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



- Excellent condition
- Great potential possibility of several lots
- Sunny all day, absolute calm
- Well supplying the swimming pool and auto watering
- Possibility of guest rooms

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AT THE GATES OF LA
ROCHELLE "7MIN"...

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Discover the elegance and refinement of this sumptuous property located in Dompierre-sur-Mer, a sought-after village just 10 minutes from La Rochelle. Entirely renovated with exquisite taste, this character residence will captivate you with its wooded grounds and serene ambience.

DESCRIPTIF

This luxury estate is a true sanctuary of peace, benefiting from an ideal exposure to enjoy the sun from morning until evening. Located close to shops and amenities, it offers a perfect combination of luxury, comfort and practicality.

Access to the property is via a videophone, ensuring security and privacy. The spacious exterior courtyard allows parking for several vehicles. Inside, the high ceilings impress from its spacious entrance (28.56 m²), The first living room with fireplace (31.78 m²) followed by a sumptuous veranda with its kitchen island (36 m²), offers a breathtaking view of the interior garden and the heated swimming pool (12mx6m or 108 m³).

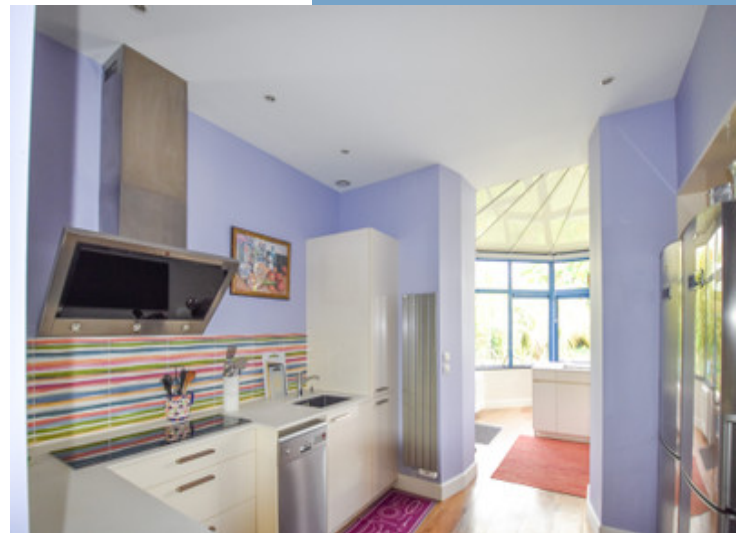
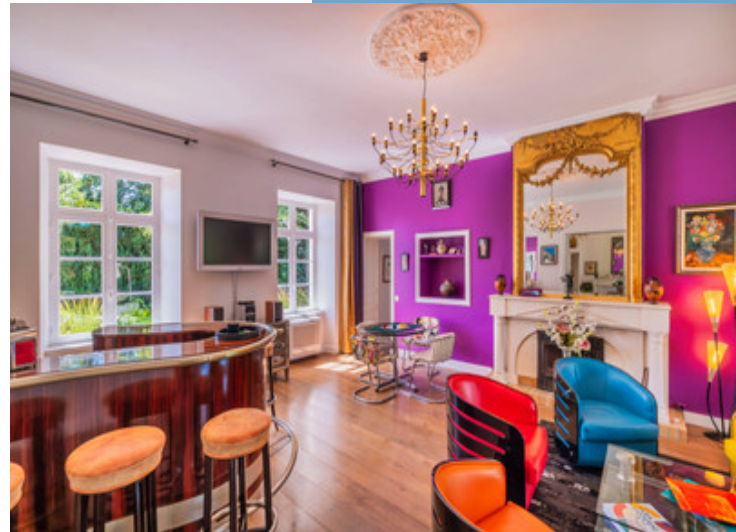
The semi-open kitchen on the veranda side and its space dedicated to cooking (8.65 m²), is perfect for family meals. A reading room + cupboard (9.43 m²) and separate toilet (2.20 m²) add a touch of practicality. The house also includes two large bedrooms with wardrobe (16.64 m² and 11.84 m²) and an elegant bathroom with windows (10.36 m²), a TV room (26.21 m² possibility of 5th bedroom) as well as a library/lounge (54 m²) offering a panoramic view of the garden and its koi carp pond. Hallway with cupboard (5 m²) giving access to a toilet with hand basin and access to a large secure wine cellar. A laundry room (6.80 m²), a shower room/toilet with window (5.50 m²).

Upstairs, hallway landing with cupboard (7.12 m²) two other bedrooms (26 m² and 11.60 m²) a double sink shower room (9.20 m²), separate toilet

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30320EMU17>

COMPLETE FILE AND PHOTO ON REQUEST



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

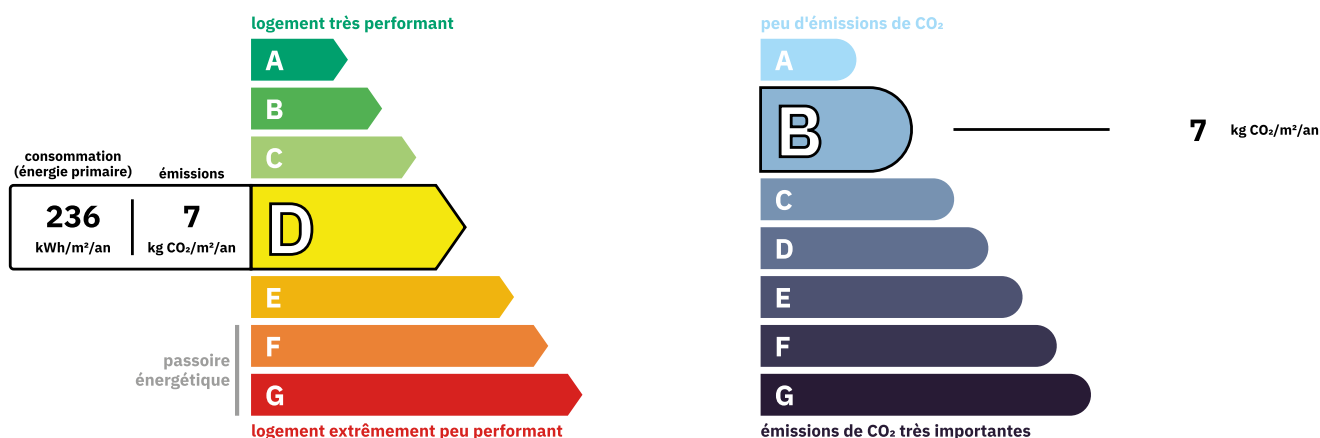
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 4692 € and 6348€ for 2021

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

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FILE COMPLETE
AND PHOTOS
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