



## PRESTIGIOUS PROPERTY 7 MINUTES FROM LA ROCHELLE



## 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 <sup>2</sup>
LAND	2402 m <sup>2</sup>
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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\* OFFERS will be considered, please contact us for further information.

Discover the elegance and refinement of this sumptuous property located in Dompierre-sur-Mer, a sought-after village just 7 minutes

## DESCRIPTION

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 m<sup>2</sup>), The first living room with fireplace (31.78 m<sup>2</sup>) followed by a sumptuous veranda with its kitchen island (36 m<sup>2</sup>), offers a breathtaking view of the interior garden and the heated swimming pool (12mx6m or 108 m<sup>3</sup>).

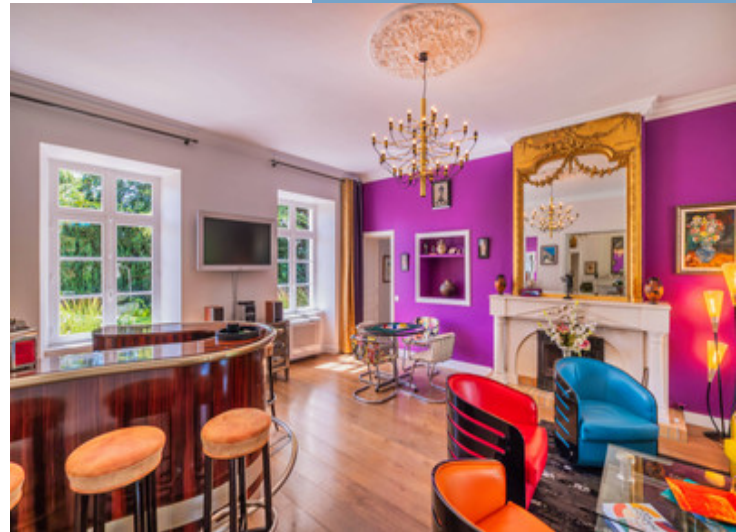
The semi-open kitchen on the veranda side and its space dedicated to cooking (8.65 m<sup>2</sup>), is perfect for family meals. A reading room + cupboard (9.43 m<sup>2</sup>) and separate toilet (2.20 m<sup>2</sup>) add a touch of practicality. The house also includes two large bedrooms with wardrobe (16.64 m<sup>2</sup> and 11.84 m<sup>2</sup>) and an elegant bathroom with windows (10.36 m<sup>2</sup>), a TV room (26.21 m<sup>2</sup> possibility of 5th bedroom) as well as a library/lounge (54 m<sup>2</sup>) offering a panoramic view of the garden and its koi carp pond. Hallway with cupboard (5 m<sup>2</sup>) giving access to a toilet with hand basin and access to a large secure wine cellar. A laundry room (6.80 m<sup>2</sup>), a shower room/toilet with window (5.50 m<sup>2</sup>).

Upstairs, hallway landing with cupboard (7.12 m<sup>2</sup>) two other bedrooms (26 m<sup>2</sup> and 11.60 m<sup>2</sup>) a double sink shower room (9.20 m<sup>2</sup>), 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

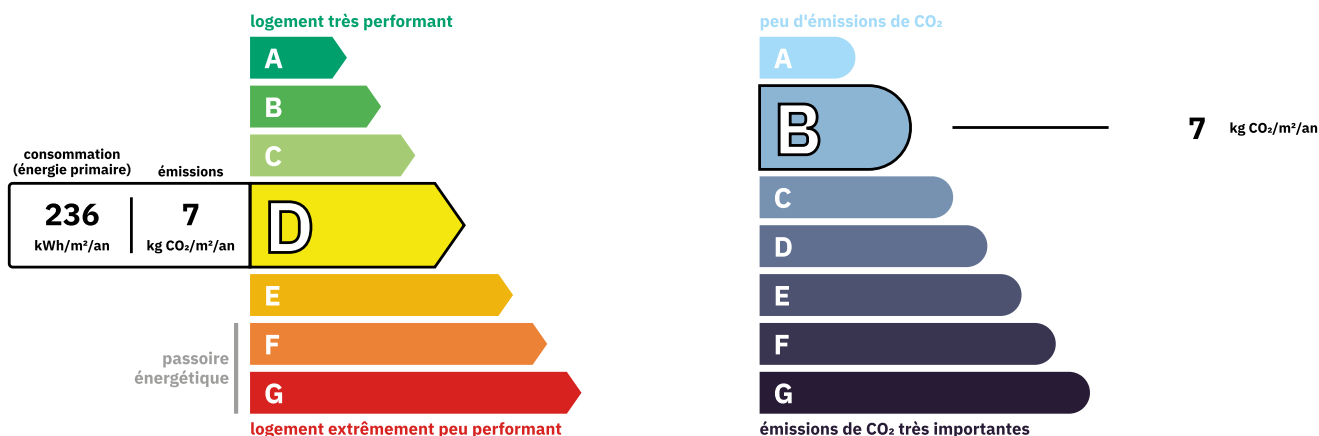
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



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

## NOTICE

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.

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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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