



PRESTIGIOUS PROPERTY, 7 MINUTES FROM LA ROCHELLE



PROPERTY FACT FILE	
REFERENCE	A30320EMU17
PRICE	€ 1,373,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 320 000 EUR hors honoraires)
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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OFFERS WILL BE CONSIDERED

Discover the elegance and refinement of this sumptuous property located in Dompierre-sur-Mer, a sought-after village just 7 minutes from La Rochelle. Entirely renovated with exquisite taste, this

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 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

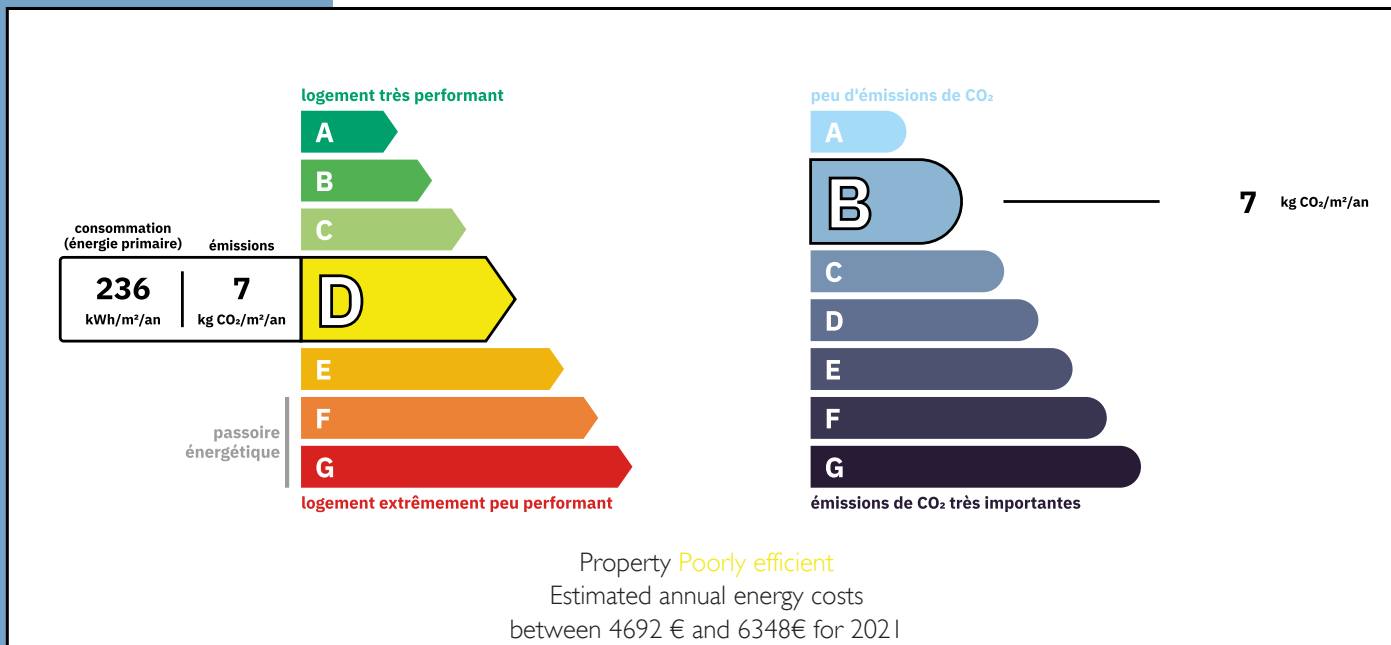
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A30320EMU17
FILE COMPLETE
AND PHOTOS
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