COLDWELL BANKER
EUROPA REALTY

House Châtelaillon-Plage 251 m²




SALE PRICE : 690 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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## DESCRIPTION

Located in the charming village of Saint-Vivien, right on the doorstep of Châtelaillon-Plage, discover this magnificent period home of approximately 250 sq m. It elegantly combines historic authenticity, generous living spaces, and a privileged green setting, all within close proximity to local amenities.

From the entrance, the charm is instant: a stunning period staircase, striking exposed stonework, and a warm atmosphere set the scene for a property full of character.

The ground floor features two distinct, light-filled living areas: a welcoming first living room with an efficient pellet stove and exposed stone walls, followed by a more intimate second lounge equipped with a fireplace insert and a pool table area—perfect for relaxing with family. Between these two reception rooms, a spacious, functional, and fully equipped kitchen creates a seamless flow. It opens directly onto the front tree-lined garden, extending indoor living to the outside. Beyond this, an office leads to a charming bedroom with its own ensuite shower room, offering an independent space ideal for hosting guests or single-level living.

Upstairs, the landing serves a bedroom currently used as an office, another comfortable bedroom, a modern shower room, and a vast master suite featuring a custom-built dressing room, shower, and bathtub.

The meticulously maintained grounds offer two distinct atmospheres: a very welcoming landscaped garden at the front, and a more intimate space at the rear, bordered by majestic mature trees.

Three separate driveway entrances, including a double garage, complete this unique property. The plot is fully buildable and suitable for a swimming pool.

An exceptional family home, just 5 minutes from the beaches. Contact us to arrange a viewing.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 251.0 m² | Property tax: | €2.00 |
| Number of rooms: | 8 rooms | Number of bedrooms: | 4 bedrooms | | |

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 171

Greenhouse gas emissions (GHG) index: B 6

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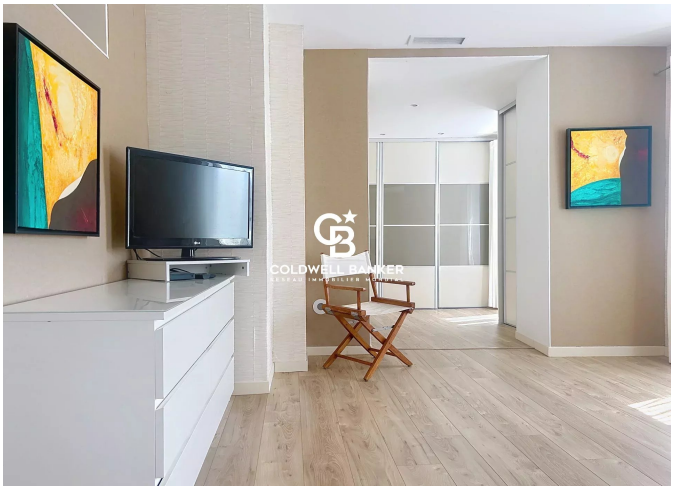
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