COLDWELL BANKER
EUROPA REALTY

House Puilboreau 344 m²



SALE PRICE : 2 299 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Once the gates close, time seems to slow down, allowing each moment to be savored. A way of life reminiscent of a hacienda – harmony between nature and tradition.

Discover this remarkable property, where the inspiration of a hacienda blends seamlessly into a privileged setting near La Rochelle. A unique place to live, offering generous spaces, lush greenery, and an atmosphere filled with serenity – ideal for those seeking both elegance and comfort.

Entry to the estate is through a former dovecote, a distinctive architectural feature that adds singular charm and a touch of history to the property. The main villa comprises nine bright rooms, thoughtfully renovated with a constant focus on elegance and comfort. Noble materials and refined finishes reflect a sophisticated taste, creating an ambiance that is both warm and refined.

The living spaces, designed for conviviality and sharing, open onto an outdoor setting where nature takes center stage. A vast landscaped garden, adorned with majestic umbrella pines, provides a peaceful, shaded retreat, ideal for relaxation and quiet reflection. The heated pool invites summer pleasures and cherished moments with family and friends.

An independent apartment adds further appeal, offering flexible use for hosting guests, housing a family member, or considering a rental opportunity – all while preserving privacy for everyone. Outbuildings complement the harmonious ensemble, offering potential for further customization.

A second adjacent walled plot offers additional space with the potential for future construction.

Only a personal visit can reveal the true value of this exceptional place.

Risk information available ont the Géorisques website: www.georisque.gouv.fr

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	344.0 m²	Number of rooms:	10 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

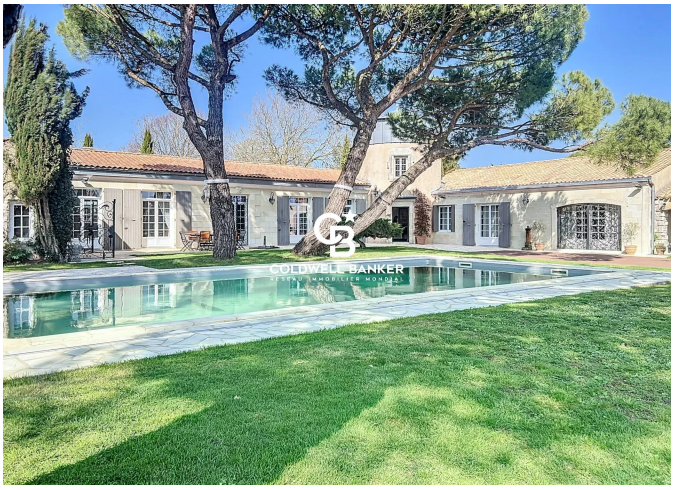
Energy performance diagnosis (EPD): C 158

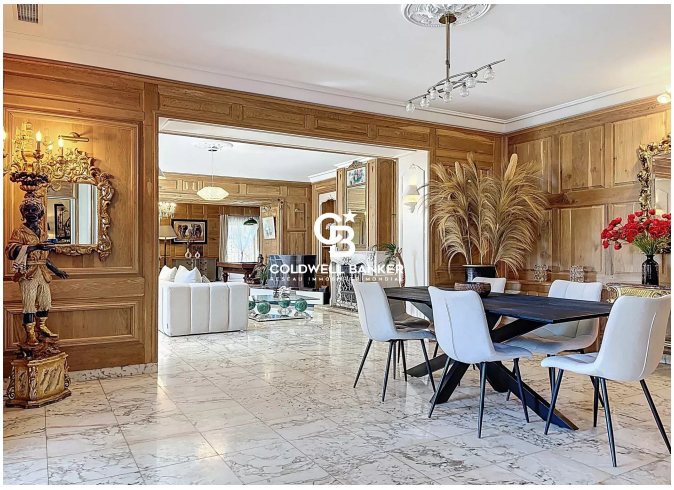
Greenhouse gas emissions (GHG) index: A 5

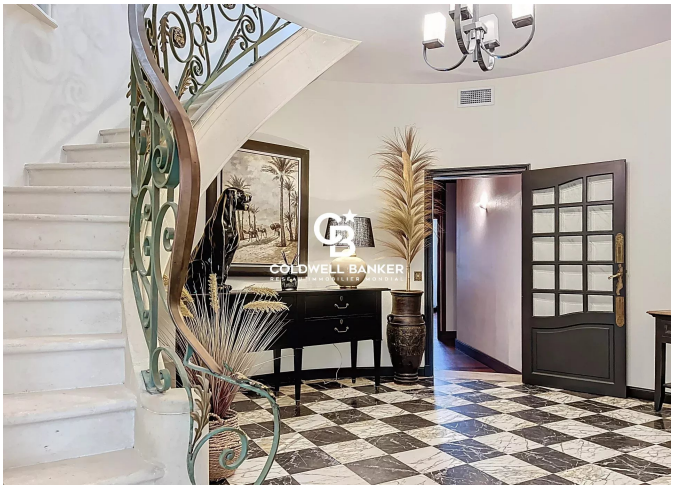
7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr