COLDWELL BANKER
EUROPA REALTY

House La Caillère-Saint-Hilaire 348 m²



SALE PRICE : 649 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
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DESCRIPTION

An estate designed for sharing life's finest moments.

In the heart of the Vendée, nestled in a peaceful and verdant setting close to local shops, the Marais Poitevin, Puy du Fou, and Chantonnay, discover this rare property offering a privileged lifestyle and endless possibilities.

Currently operated as a highly successful group gite accommodating up to 24 guests, this immaculately maintained property represents an ideal opportunity to take over an immediately profitable tourism business. It will also appeal to buyers seeking an exceptional estate to gather family and friends, develop a hospitality project, or simply enjoy a vast private domain.

The estate comprises three independent houses, all meticulously maintained. The main house (approx. 170 m²) features generous living spaces, including a vast, light-filled main room, five bedrooms, three shower rooms, and a garage. Two additional houses complete the property (84 m^2 and 92 m^2), each offering three bedrooms, a bathroom, and their own living areas, ensuring comfort and privacy for all guests.

Outside, the charm is instant. Set within over 7,000 m² (approx. 1.7 acres) of landscaped parkland, the property reveals a succession of beautifully designed areas perfect for relaxation. Each house enjoys its own private terrace and unoverlooked garden. Fruit trees, majestic eucalyptus, and olive trees infuse the estate with an authentic, rejuvenating atmosphere.

The leisure amenities significantly enhance the property's appeal, featuring a 10 x 5-meter heated saltwater swimming pool and a fully enclosed private tennis court—facilities that are highly prized by holidaymakers.A turnkey property, rigorously maintained, where all that is left to do is unpack your bags or take the reins of a thriving business.

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FEATURES

Property type:	House	Area:	348.0 m²	Property tax:	€2.00
Number of rooms:	16 rooms	Number of bedrooms:	12 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 217

Greenhouse gas emissions (GHG) index: A 5

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