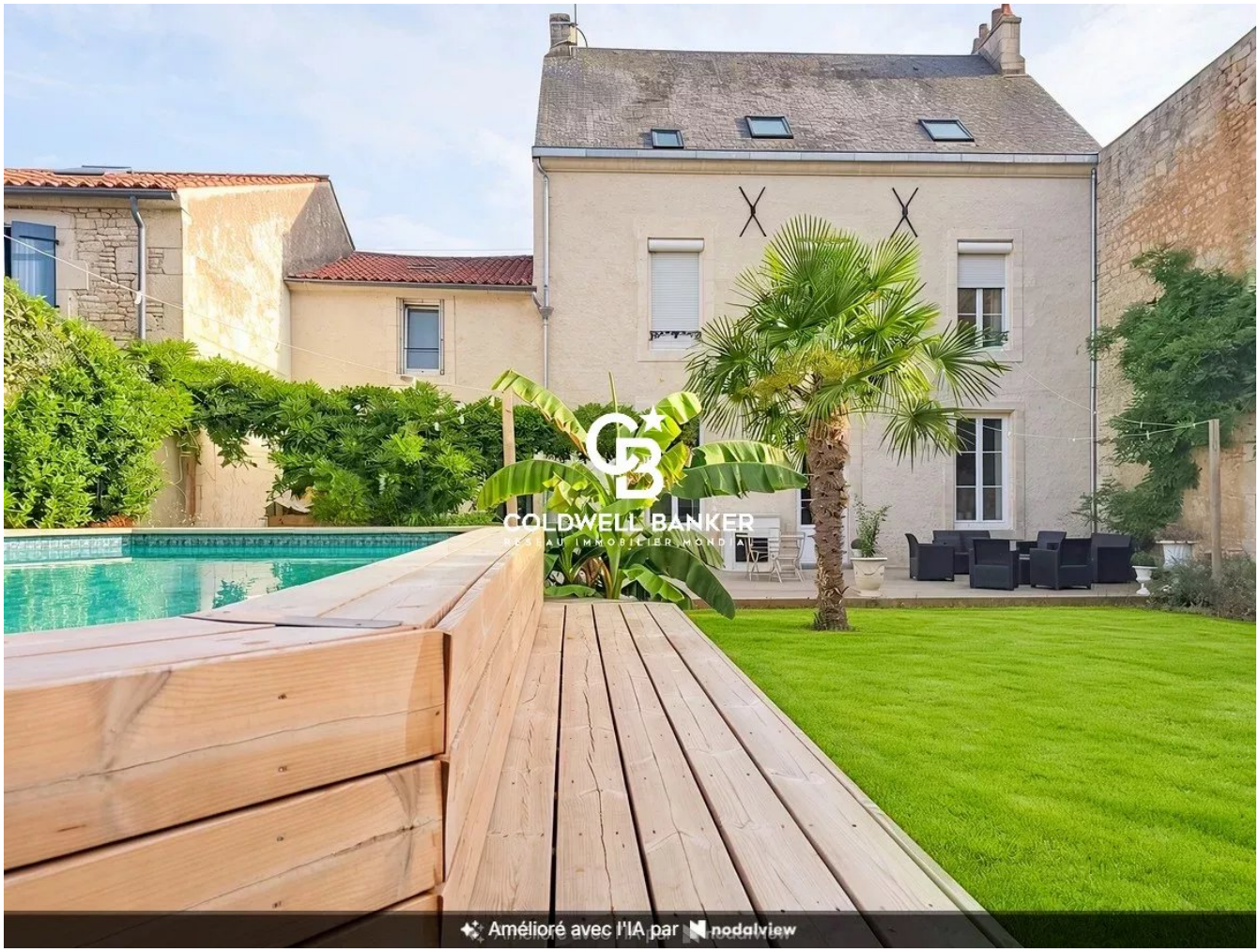
COLDWELL BANKER
EUROPA REALTY

House Luçon 258 m²



SALE PRICE : 419 000 €

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France, 17000, La Rochelle

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DESCRIPTION

Located in the heart of the historic town of Luçon, just steps from shops, schools, and the beautiful beaches of South Vendée, this fully renovated stone house offers a perfect blend of historic charm and modern comfort. Ideally situated in a heritage-rich town—between its remarkable 4-hectare park and famous cathedral—it allows for a fully walkable or bikeable lifestyle, close to La Rochelle, Île de Ré, and Les Sables-d'Olonne.

Bright and Functional Living Spaces

From the entrance, the home captivates with its spacious living area bathed in natural light thanks to large windows facing the garden and pool. This level includes:

A fully fitted and equipped kitchen with an adjoining utility room.

A warm and welcoming living/dining room and a home office/library area.

Direct access to the garage and a cellar.

Bedrooms on Two Levels

First Floor: A landing leads to three beautiful bedrooms, a full bathroom with character, a walk-in closet, and a practical laundry room for daily convenience.

Second Floor: An exceptional master suite of over 60 m² (645 sq ft) under the eaves, enhanced by exposed beams and hardwood flooring. This private sanctuary features a huge shower room and a second walk-in closet.

Unique Features and Outbuildings

Independent One-Bedroom Apartment (40 m² / 430 sq ft): Connected to the main house through the garage while offering its own private entrance, it consists of a bright living room, a bedroom, and a shower room. A great bonus for hosting guests or generating rental income.

45 m² (485 sq ft) Orangery: South-facing with an independent entrance, ideal for a home spa, a professional office, an artist's studio, or a summer kitchen.

A Private Outdoor Setting

Secluded from view, enjoy a landscaped garden featuring a large terrace, a swimming pool, and a sun deck. A turn-key property for peaceful family living close to the ocean.

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FEATURES

Property type:	House	Area:	258.5 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 127

Greenhouse gas emissions (GHG) index: C 23

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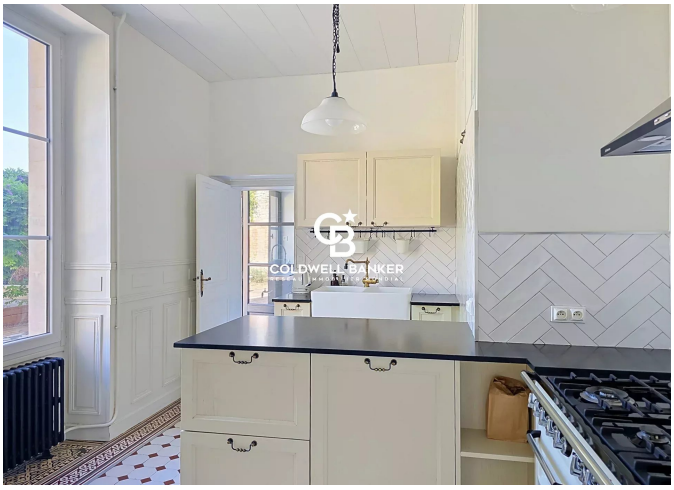







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