COLDWELL BANKER
EUROPA REALTY

House Thiré 165 m²




SALE PRICE : 399 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

## DESCRIPTION

Charming 165 m² Renovated Property with Vast Garden and Outbuildings
Beautiful and spacious, this Vendée-style house features generous, light-filled spaces throughout. The lush, bucolic setting of its beautifully landscaped garden forms a perfect showcase for the stone building, its outbuildings, and its lovely terrace, blending the sweetness of nature, the charm of old stone, and absolute tranquility.

Located just 40 minutes from the stunning beaches of South Vendée, and 45 minutes from La Rochelle and the Île de Ré, the property sits in the charming village of Thiré. As the home of the famous conductor William Christie, the village allows you to enjoy his property's renowned gardens, the local river, and the beautifully restored village center and church. This truly unique location is also just 20 minutes from the town of Luçon and its many amenities, making this home ideally situated to let you perfectly balance work, relaxation, and leisure.

Step through the gate to discover a 3,100 m² garden filled with mature trees and flowers surrounding a beautiful terrace. The property also features 250 m² of stone outbuildings bursting with potential, complete with a garage, a carport, an ornamental pond, and a second cozy, secluded terrace. With hammocks, sunbathing spots, and shaded areas, everything here invites well-being and relaxation.

Renovated in 2024 to perfectly blend charm, authenticity, and modern comfort, the house offers 160 m² of living space. On the ground floor, you will find a fully fitted and equipped 30 m² kitchen, as well as a vast, bright living room featuring a fireplace with a wood-burning stove and a private wine cellar. This level also includes a laundry room and a master suite complete with its own walk-in closet, separate toilets, and an en-suite bathroom with a walk-in shower. Upstairs, a large landing leads to three comfortable bedrooms, a shower room, and separate toilets.

Every single room is bathed in natural light and offers lovely views. If you are looking for peace, quiet, and comfort near the ocean—close to Les Sables-d'Olonne and the Vendée Globe, the Puy du Fou, La Rochelle, and the sunny coast—come discover this beautiful home. All you have to do is unpack your bags.

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

## FEATURES

| | | | | | |
|---|---|---|---|---|---|
| Property type: | House | Area: | 165.0 m² | Number of rooms: | 6 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): B 100

Greenhouse gas emissions (GHG) index: A 3

7 Rue Pas du Minage
France, 17000, La Rochelle

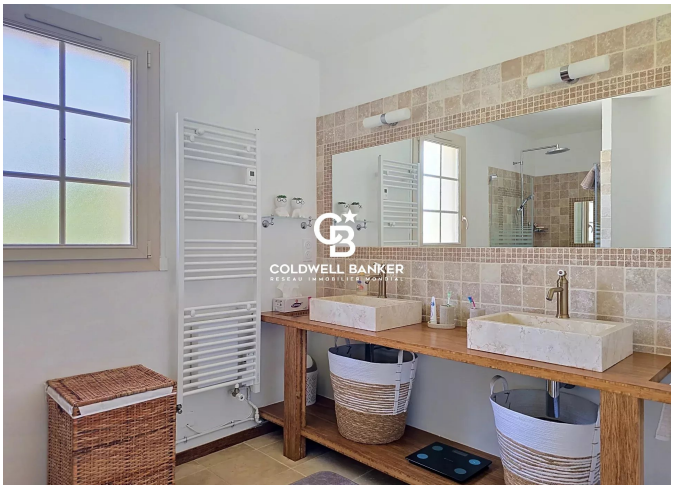
PHONE : +33586580078
immobiliere@coldwellbanker.fr

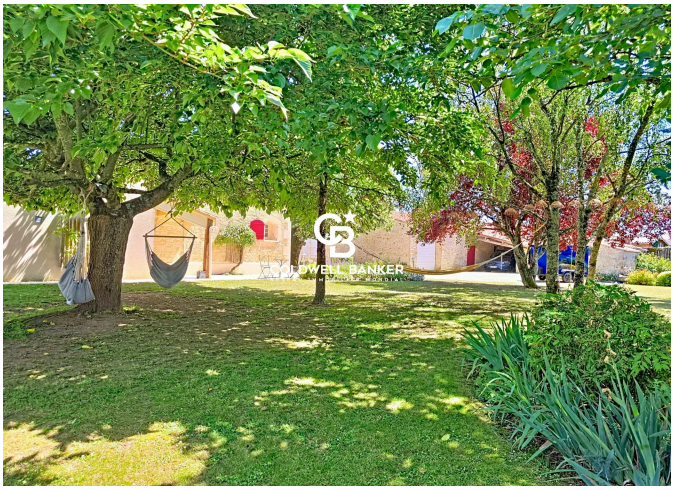
COLDWELL BANKER
EUROPA REALTY













7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr