

Maison Benon 198 m²



PRIX DE VENTE : 535 000 €

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DESCRIPTION

Just 15 minutes from La Rochelle, discover a character property combining the authentic charm of stone and the tranquility of a preserved environment.

Entirely enclosed by stone walls, this property offers a living environment where discretion and privacy are fully respected. Set on land with no neighbors and suitable for a swimming pool, it benefits from a privileged outdoor space.

The main house and outbuildings offer over 2,084 square feet of living space and beautiful volumes to be used as you wish. In addition, a stone barn on two levels offers approximately 1,300 square feet of convertible space, opening up a multitude of possibilities: extension of the house, creation of independent spaces, workshop or professional space, indoor or outdoor swimming pool, gym—let your imagination run wild.

Located in a UA building zone, the property offers rare potential in the area. It could accommodate a large family project or become an elegant, secure second home with a caretaker's house or guest accommodation, allowing you to welcome family and friends in complete independence.

Close to local shops and in the heart of a dynamic area, this property offers great freedom for projects, a character property to be shaped according to your desires, in a promising area on the outskirts of La Rochelle.

Risk information available on the Géorisques website: www.georisques.gouv.fr ».

CARACTÉRISTIQUES

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|----------------|---------|------------------|----------------------|-----------------|-------|
| Type de bien : | Maison | Surface : | 198.0 m ² | Taxe foncière : | €1.00 |
| NB de pièces : | 5 rooms | NB de chambres : | 3 bedrooms | | |

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

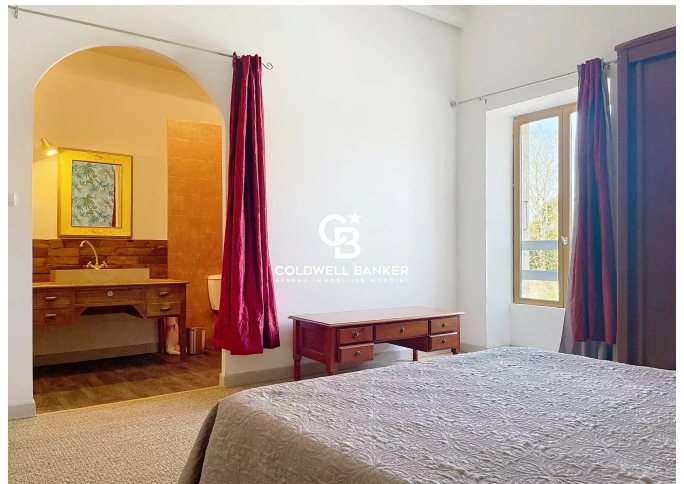
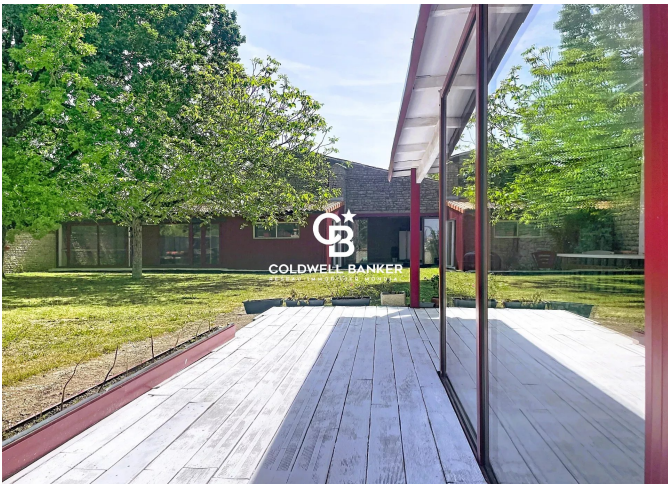
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 208

Indice d'émission de gaz à effet de serre (GES) : B 7



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