

Maison Bourgneuf 540 m<sup>2</sup>

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PRIX DE VENTE : 2 940 000 €

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## DESCRIPTION

In the heart of an exceptional natural setting, in La Jarne, 15 minutes from La Rochelle, this remarkable mansion and pool extends over more than a hectare of greenery, close to a renowned golf course. Combining authentic charm and rare potential, the property includes a large pool house of nearly 250 m<sup>2</sup>, ideal for hosting receptions. Optimized for developing a professional project, its peaceful environment and layout offer multiple possibilities: hotel or restaurant business, equestrian center, or educational facility, in a privileged setting where nature, elegance, and opportunity come together.

540 m<sup>2</sup> of living space spread out with rare generosity: the large entrance hall opens onto spacious rooms.

Two dining rooms for large gatherings, a vast kitchen where life is good, two living rooms, one of which has a bar—these spaces naturally invite sharing.

Upstairs, seven bedrooms offer possibilities for a growing family or returning guests. A dressing room, bathroom, shower room, and laundry room make everyday life comfortable.

The caretaker's house, with its two bedrooms, provides welcome independence. The indoor pool and recreation room promise moments of relaxation, whatever the season.

The beautifully wooded grounds of over 11,000 m<sup>2</sup> offer much more than just a setting: they offer freedom.

The commercial buildings, technical facilities, and storage shed open the door to a multitude of projects—bed and breakfast, restaurant, equestrian center, service industry.

Here, the space and infrastructure already exist to accommodate your ambitions.

This rare property awaits someone who can see not what it was, but what it could become.

Risk information available on the Géorisques website.

[www.georisque.gouv.fr](http://www.georisque.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	540.0 m <sup>2</sup>	NB de pièces :	11 rooms
NB de chambres :	9 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

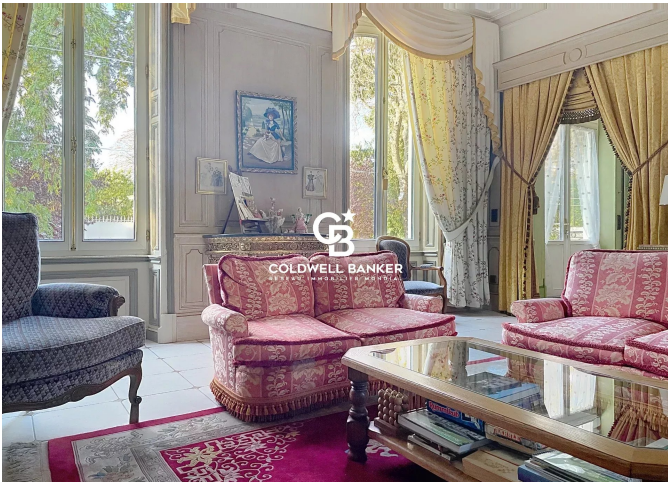
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 175

Indice d'émission de gaz à effet de serre (GES) : D 38



**COLDWELL BANKER**  
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