

Maison La Flotte 165 m<sup>2</sup>

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PRIX DE VENTE : 1 795 000 €

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## DESCRIPTION

Located on the Île de Ré, in a sought-after district of La Flotte, this traditional "Rétais" style house has undergone a complete renovation using premium materials with meticulous attention to detail.

Completely secluded and hidden from view, this ultra-private property enjoys absolute tranquility while being within immediate walking distance of the church and the harbor—a highly coveted location on the island.

This home exudes a warm and elegant atmosphere, featuring a contemporary layout designed for entertaining family and friends in total comfort.

### The Interior

The ground floor centers around a dining area and an open-plan kitchen, bathed in natural light thanks to large bay windows opening onto a wooden terrace with a jacuzzi.

A separate living room, featuring a period fireplace, offers a cozy and inviting space.

A master suite with a walk-in closet and ensuite shower room completes this level, with direct access to the main outdoor area.

### Upstairs

The first floor offers:

Two full suites with walk-in closets and ensuite shower rooms.

Two additional bedrooms.

A shower room with a toilet.

### Outdoors & Features

A second outdoor space, entirely enclosed by walls, provides parking for two vehicles or can be transformed into an additional relaxation area, depending on your needs.

A rare property combining authentic charm, high-end features, and the ultimate lifestyle in the heart of the Île de Ré. Outside the flood zone!

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	165.0 m <sup>2</sup>	NB de pièces :	7 rooms
NB de chambres :	5 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)

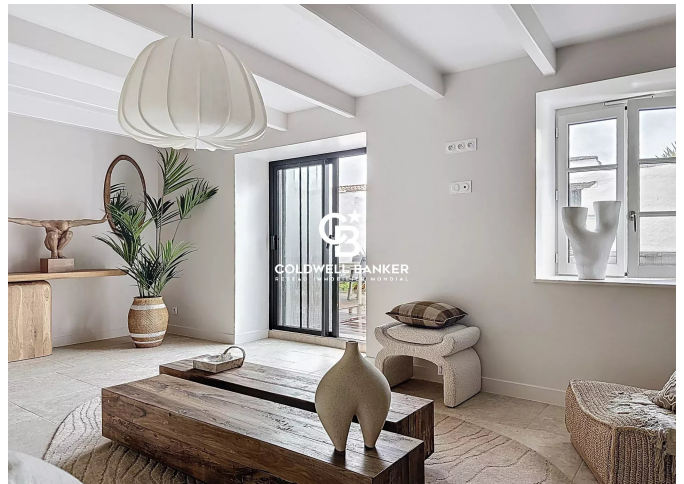
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 69

Indice d'émission de gaz à effet de serre (GES) : A 2



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