

Maison Corme-Royal 365 m²



PRIX DE VENTE : 996 000 €

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DESCRIPTION

Just 25 minutes from the beaches of Royan, including the renowned Grande Conche Beach, this exceptional property enjoys a privileged setting along the Atlantic coastline. Saint-Palais-sur-Mer and Île d'Oléron further enhance this rare environment, where unspoiled nature meets an elegant seaside lifestyle.

Nestled in the discreet and sought-after village of Corme-Royal, just minutes from Saintes, this prestigious Charentaise residence is set in an environment of absolute tranquility.

Set within the heart of an estate spanning over one hectare, the property elegantly combines architectural authenticity, impressive volumes, and refined features.

From the moment you enter, the reception areas reveal a sophisticated atmosphere, enhanced by abundant natural light and charming period elements. The living room and dining room, both with fireplaces, create warm and inviting spaces designed for refined entertaining.

The ground floor offers several comfortable living areas, including suites with private amenities, a study, and a fully equipped kitchen opening onto generous terraces overlooking the landscaped park and pool area.

Upstairs, additional suites and adaptable spaces offer excellent potential for a variety of uses (guest accommodation, leisure, or professional activity).

Outside, the landscaped grounds, swimming pool with pool house, and various outbuildings form a harmonious and private setting, where every detail contributes to a sense of serenity and exclusivity.

Ideally located close to local amenities, this rare property will appeal to discerning buyers seeking a distinctive residence combining elegance, privacy, and proximity to the finest beaches of the Atlantic coast.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	365.56 m ²	Taxe foncière :	€2.00
NB de pièces :	12 rooms	NB de chambres :	4 bedrooms		

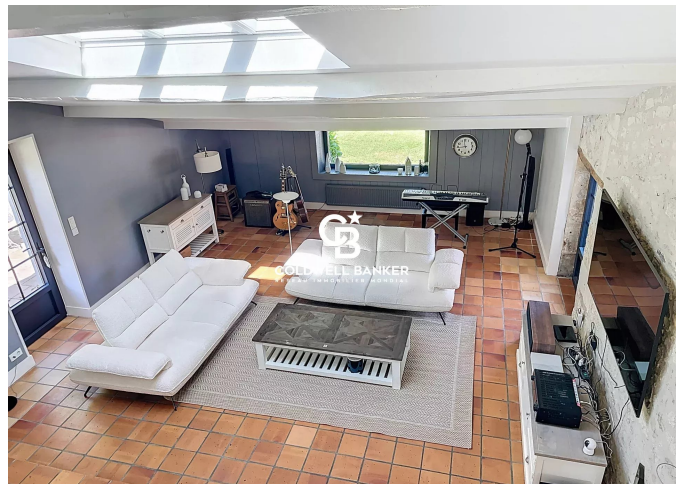
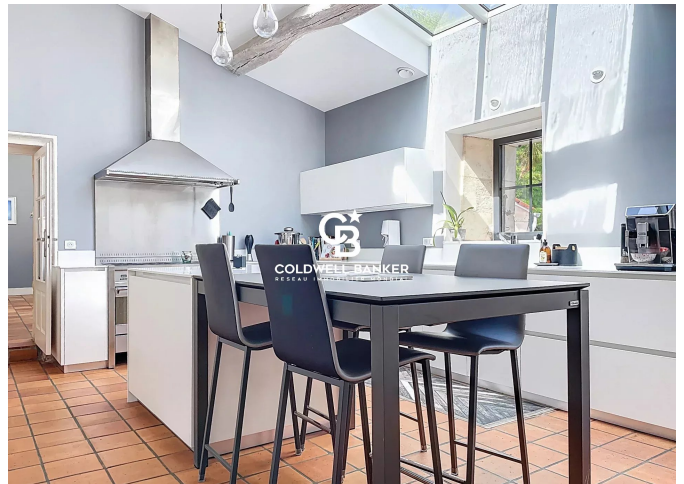
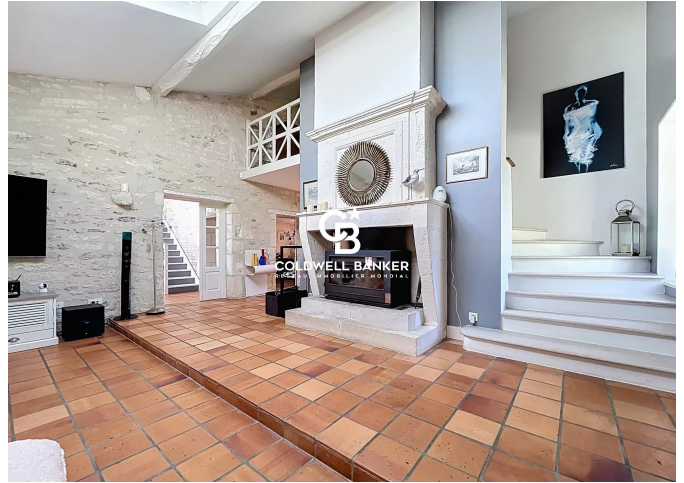
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 116



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