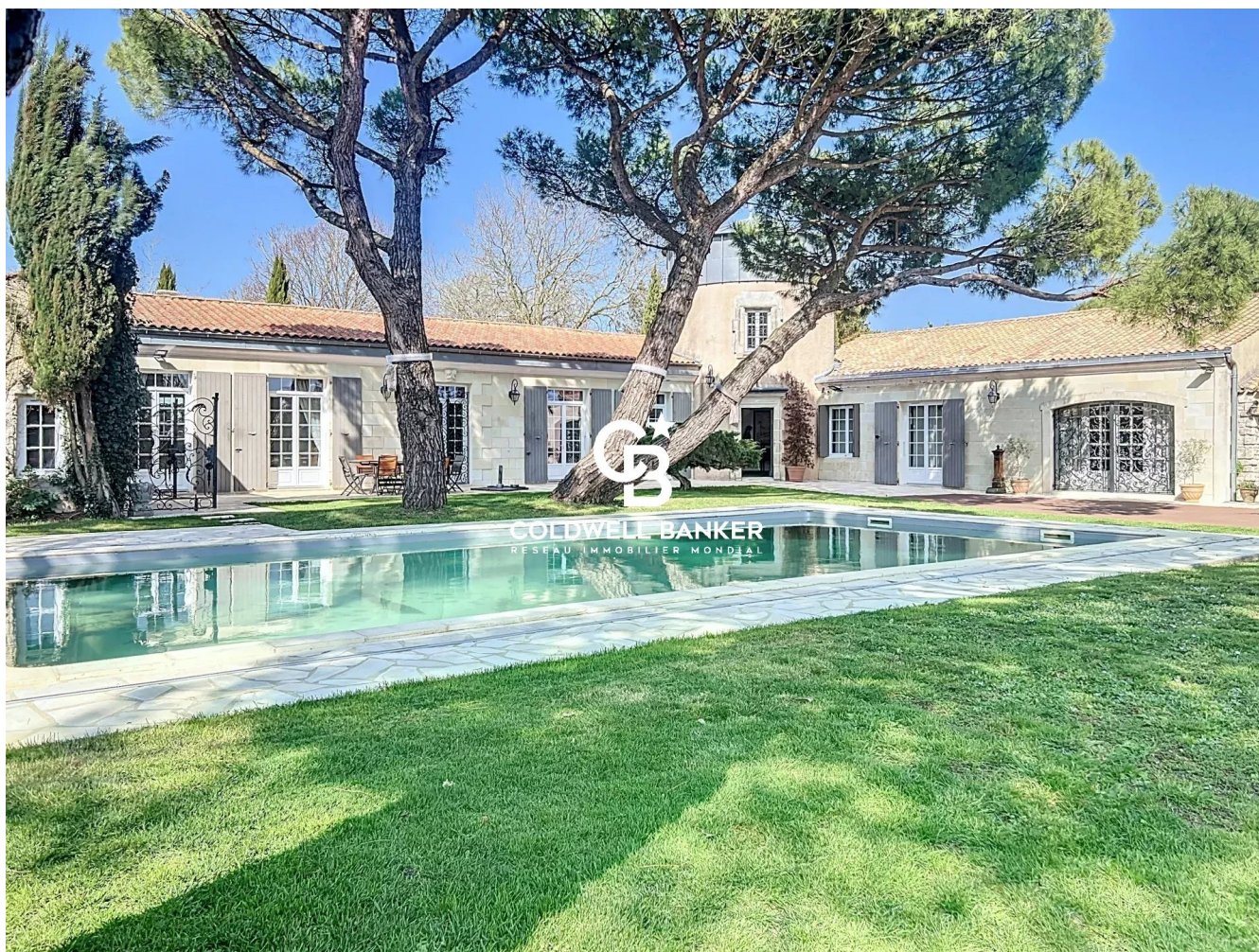


Maison La Rochelle 344 m²



PRIX DE VENTE : 2 299 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Once the gates close, time seems to slow down, allowing each moment to be savored. A way of life reminiscent of a hacienda – harmony between nature and tradition.

Discover this remarkable property, where the inspiration of a hacienda blends seamlessly into a privileged setting near La Rochelle. A unique place to live, offering generous spaces, lush greenery, and an atmosphere filled with serenity – ideal for those seeking both elegance and comfort.

Entry to the estate is through a former dovecote, a distinctive architectural feature that adds singular charm and a touch of history to the property. The main villa comprises nine bright rooms, thoughtfully renovated with a constant focus on elegance and comfort. Noble materials and refined finishes reflect a sophisticated taste, creating an ambiance that is both warm and refined.

The living spaces, designed for conviviality and sharing, open onto an outdoor setting where nature takes center stage. A vast landscaped garden, adorned with majestic umbrella pines, provides a peaceful, shaded retreat, ideal for relaxation and quiet reflection. The heated pool invites summer pleasures and cherished moments with family and friends.

An independent apartment adds further appeal, offering flexible use for hosting guests, housing a family member, or considering a rental opportunity – all while preserving privacy for everyone. Outbuildings complement the harmonious ensemble, offering potential for further customization.

A second adjacent walled plot offers additional space with the potential for future construction.

Only a personal visit can reveal the true value of this exceptional place.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	344.0 m ²	NB de pièces :	10 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

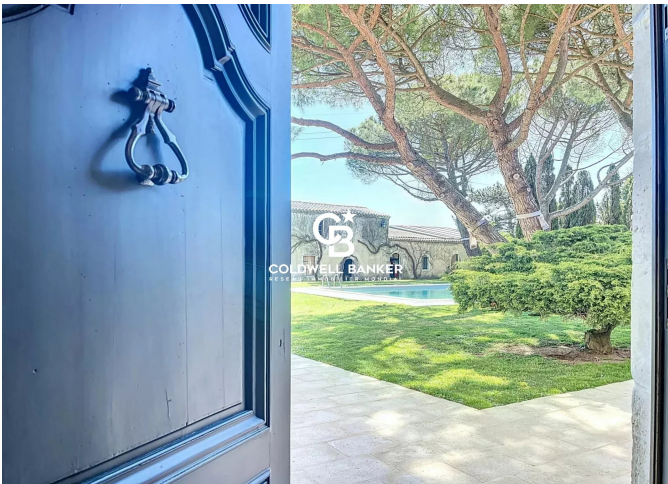
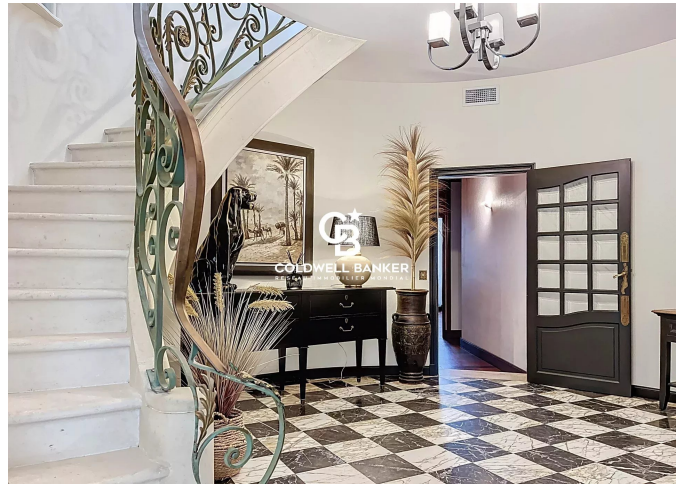
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 158

Indice d'émission de gaz à effet de serre (GES) : A 5



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