

Maison Marans 242 m<sup>2</sup>

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PRIX DE VENTE : 649 000 €

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## DESCRIPTION

Welcome to your future sanctuary (house and second home) where nature and refinement meet in harmony.

Nestling in the heart of the famous Marais Poitevin, this reinvented former lock keeper's house invites you to enjoy a unique sensory experience. Let yourself be enchanted by this property, where every window frames a vivid picture of wild nature.

From the very first glance, you'll be captivated by nature and the main residence, renovated in 2012, which has preserved the authentic soul of its past while embracing contemporary design and multifunctional secondary accommodation. Set in over 5,000 m<sup>2</sup> of lush greenery, discover the perfect blend of fine materials and absolute comfort.

The living space of the main house welcomes you with a wrought-iron staircase, a veritable sculpture that testifies to the omnipresent attention to detail. The kitchen, bathed in light thanks to its triple aspect, opens generously onto a terrace inviting you to enjoy moments of conviviality and well-being around the spa. The living room offers a contemplative experience thanks to its large bay windows that frame the changing seasons. A sleek wall-hung stove adds a touch of contemporary sophistication and promises inspired evenings. The ground floor master suite, with its dressing room and Art Deco bathroom, is a place of intimacy and elegance. Upstairs, two individual bedrooms enjoy plunging views over the meandering marshland.

Rounding off the property, the 95 m<sup>2</sup> wine storehouse opens up a whole host of possibilities, including a bright living room, open-plan kitchen and two bedrooms sharing an elegant shower room. The Chai can be adapted to suit your requirements, whether for rental, as a workspace or for entertaining friends.

The finely orchestrated exteriors offer a host of living spaces, including a terrace with spa, a creative workshop, a carport for three vehicles and even a charming chicken coop for those who prefer authentic living.

A private jetty that opens the door to the mysterious network of canals of the Marais Poitevin. Imagine enjoying your morning coffee on the waterside terrace, greeted by the majestic visit of the swans.

Just 5 minutes from the amenities of Marans, this property offers the perfect balance between immersion in nature and urban proximity. Just 25 minutes from La Rochelle-Ile de Ré, with easy access to the Atlantic beaches.

Experience the exceptional, own the unique.

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Information on the risks to which this property is exposed is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr) Rue Pas du Minage  
France, 17000, La Rochelle



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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	242.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	10 rooms	NB de chambres :	5 bedrooms		

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)

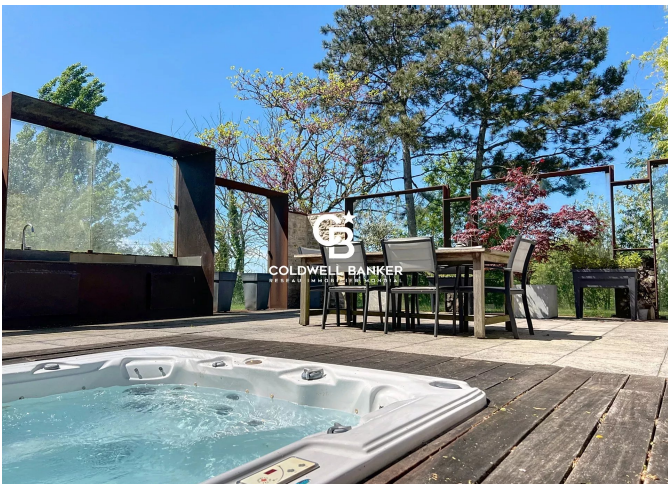
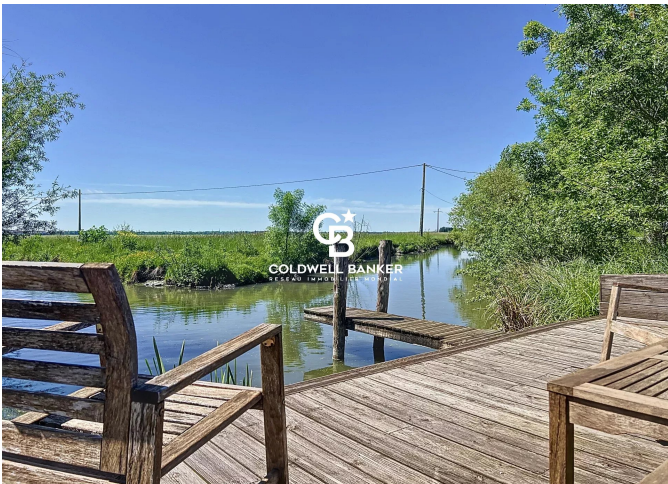
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 65

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



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