

Maison Marsilly 396 m²



PRIX DE VENTE : 1 290 000 €

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DESCRIPTION

Located on the outskirts of La Rochelle, this property of approximately 400 m² stands out for its generous proportions and the exceptional quality of its renovation.

Set in the heart of a one-hectare landscaped park, the imposing main building reveals vast reception areas where noble period materials—terracotta floor tiles, exposed stone, traditional timber framing, and a monumental fireplace—blend seamlessly with a perfectly designed layout.

Interior Features

The Ground Floor: Features a fluid flow between a large dual-aspect living room, an independent farmhouse-style kitchen opening directly onto the gardens, and a ground-floor master suite complete with its own bathroom and private fireplace.

Service Wing: An integrated technical wing, including a laundry room, boiler room, and garage, ensures optimal comfort for daily living.

The Upper Floor: Designed for hosting, the first floor serves five additional spacious bedrooms, an office, a bespoke walk-in wardrobe, and several bathrooms—an ideal configuration for a large family home.

The Grounds and Outbuildings

Outside, the estate extends in total privacy, featuring a beautiful pine forest and an exceptional swimming pool area. Facing the pool, an outbuilding converted into a genuine guest house offers a summer kitchen with a bar, a lounge, a bedroom, and a shower room.

A rare opportunity to acquire a character estate with high-end amenities, just a short bike ride away from the beaches and the ocean.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	396.0 m ²	NB de pièces :	12 rooms
NB de chambres :	8 bedrooms				

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

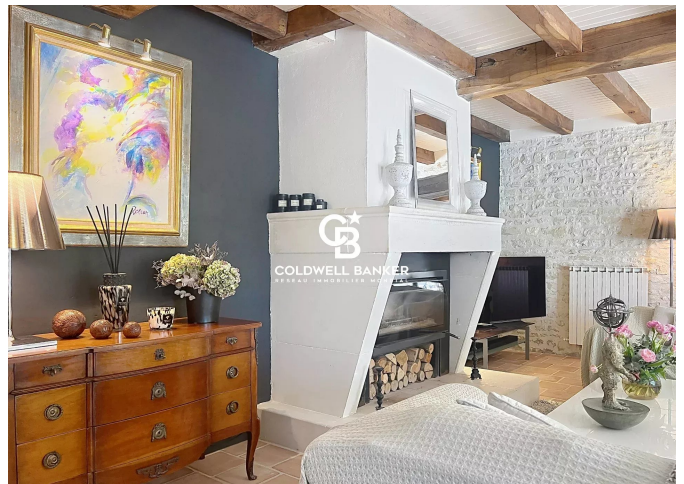
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 104

Indice d'émission de gaz à effet de serre (GES) : D 32



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