

Maison Rivedoux-Plage 147 m²



PRIX DE VENTE : 1 674 000 €

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DESCRIPTION

Discover your dream coastal retreat on the prestigious Île de Ré. This stunning contemporary villa of approx. 150 sqm offers an exceptional lifestyle, combining high-end finishes with a prime location just 200 meters from the ocean and 500 meters from the village center.

Key Features of This Property:

Spectacular Living Space: A vast, light-filled reception area featuring a premium open-plan kitchen. Large floor-to-ceiling sliding glass doors create a seamless "indoor-outdoor" flow, opening directly onto the terrace and pool.

The Night Wing: Designed for ultimate comfort and privacy, the villa boasts 3 full suites. The master suite includes a private dressing room, an independent shower room, and a serene view over the swimming pool.

Premium Outdoors: A beautifully landscaped, secluded garden (not overlooked). Enjoy a heated swimming pool, a spacious sun deck, and a second covered terrace—the perfect "sunset lounge" for evening relaxation.

Modern Comfort & Amenities: Includes a garage, laundry room, pantry, and a charming shaded patio. Built to the latest energy efficiency standards (RT2012/RE2020), ensuring optimal comfort year-round.

Situated just 15 minutes from La Rochelle (TGV High-Speed Train Station & International Airport), this home perfectly balances absolute tranquility with immediate proximity to local markets, boutiques, and the famous southern beaches of the island.

A rare opportunity for a prestigious primary residence or an exclusive secondary home.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	147.0 m ²	NB de pièces :	4 rooms
NB de chambres :	3 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) : A 56

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



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